TRACT 2
HUTCHINS SOUTH BEACH PB 4/70

HANSON STEVEN HARRIS/TALBERT TERRY LYNN
85055 CHERRY CREEK DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1390-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2933 1ST AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	337,500
TOTAL MARKET VALUE	337,500
SOH/AGL Deduction	7,500
ASSESSED VALUE	330,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,000
TOTAL JUST VALUE	337,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2445/1067	3/24/2021	WD	Q	V	01	292,000
GRANTOR: ENTRUST GROUP INC						
GRANTEE: HANSON STEVEN HARRI						
2268/1055	3/04/2019	QC	U	V	11	100
GRANTOR: PENSCO TRUST COMPANY						
GRANTEE: THE ENTRUST GROUP I						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	0		R-2	75.00	215.00	75.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	337,500							

REVIEW DATE 03/13/2024 BY MLU Total Acres: 0.00 Total Land Value: 337,500 Market: 0 Agricultural: 0 Common: 337,500 PRINTED 08/06/2024 BY SYS