BLOCK 4 LOTS 4 & 5
PT OR 2245/580 1/8 INT (6)
PT OR 1925/195 1/8 INT (4)

SMITH LIVING TRUST/MAGILL CAROL BROCK ET AL
C/O ANGELA HANSON, 1427 N FLETCHER AVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1400-0004-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1050.00		

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

N FLETCHER AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	244,800
TOTAL MARKET VALUE	244,800
SOH/AGL Deduction	53,149
ASSESSED VALUE	191,651
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,651
TOTAL JUST VALUE	244,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/1577	1/26/2024	QC	U	I	11	100
GRANTOR: JACOBSEN ALFRED G IV						
GRANTEE: BLAKEY J & JACOBSEN						
2430/0853	2/02/2021	WD	U	V	11	100
GRANTOR: EVANS JOHN R LIVING I						
GRANTEE: EVANS JOHN & ANN FA						

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	000120	C	SFR OCN FT	0		R-1	200.00	75.00	200.00	FF		1.00	1.00	0.08	16,000.00	1,224.00	244,800							

REVIEW DATE 05/22/2024 BY MLU Total Acres: 0.00 Total Land Value: 244,800 Market: 0 Agricultural: 0 Common: 244,800 PRINTED 08/06/2024 BY SYS