

LOT 24 IN OR 2595/26
 FIRST REPLAT OF THE ISLANDS
 CLUB SUBDIVISION PBK 8/306

MENZIES BRITT R & JOHN MARK
 532 SEA ISLAND DR
 FERNANDINA BEACH, FL 32034

2024

00-00-31-142R-0024-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 375,000 TOTAL MARKET VALUE 375,000 SOH/AGL Deduction 72,500 ASSESSED VALUE 302,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 302,500 TOTAL JUST VALUE 375,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 275,000											
DOR CODE 0000 VACANT																															
MAP NUM MKT AREA 01																															
NEIGHBORHOOD/LOC 1025.0100																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																															
EXTRA FEATURES										532 SEA ISLAND DR, FERNANDINA BEACH																					
L N	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															
																	BLD DATE				LGL DATE										
																	XF DATE				LAND DATE										
																	INC DATE				AG DATE										
																	03/20/2024				MLU										
LAND DESCRIPTION																				TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	375,000.00	375,000.00	375,000														
REVIEW DATE 05/13/2024 BY HS Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/06/2024 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0112	CO		04/04/2024
20230213	POOL	68,000	04/26/2023
20230112	T3814 H3014	680,000	03/22/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2595/0026	10/06/2022	WD	Q	V	01	325,000	
GRANTOR: LATHAM VIRGINIA S &							
GRANTEE: MENZIES BRITT RHONI							
2519/0333	12/03/2021	WD	Q	I	01	305,000	
GRANTOR: NAUTICAL VIEW LLC							
GRANTEE: LATHAM VIRGINIA S &							

BUILDING NOTES									

BUILDING DIMENSIONS									