BLOCK 7 LOT 2
IN OR 2464/261
OCEAN CITY N PB2/38

HOSTETTER JANE
PO BOX 187
WAGENER, SC 29164

2024

00-00-31-1520-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

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

708 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 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	1,237,500
TOTAL MARKET VALUE	1,237,500
SOH/AGL Deduction	0
ASSESSED VALUE	1,237,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,237,500
TOTAL JUST VALUE	1,237,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,125,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20182747	NEW CONSTR	415,687	08/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2464/0261	5/07/2021	WD	Q	V	01	999,900
GRANTOR: MOREAU LISA ANN						
GRANTEE: HOSTETTER JANE						
1995/0026	6/30/2015	WD	Q	V	02	525,000
GRANTOR: OTT EDMUND M & SARA D						
GRANTEE: MOREAU LISA ANN						

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	0006	R-1	75.00	68.00	75.00	FF		1.00	1.00	1.00	16,500.00	16,500.00	1,237,500							

REVIEW DATE 05/07/2024 BY MLU Total Acres: 0.00 Total Land Value: 1,237,500 Market: 0 Agricultural: 0 Common: 1,237,500 PRINTED 08/06/2024 BY SYS