



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CONSTRUCTION										VALUATION SUMMARY									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 237,660 <b>TOTAL MARKET VALUE</b> 237,660 <b>SOH/AGL Deduction</b> 22,368 <b>ASSESSED VALUE</b> 215,292 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 215,292 <b>TOTAL JUST VALUE</b> 237,660 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 195,720									
DOR CODE 0000 VACANT										MAP NUM MKT AREA 01										<b>PERMIT NUM</b> DESCRIPTION AMT ISSUED 20091292 REPAIR/RRF 750 09/23/2009 8360 XFOB 550 06/01/1994 7552 ADDITION 15,750 02/25/1993									
NEIGHBORHOOD/LOC 1003.00										<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2598/1677 10/26/2022 WD Q V 01 239,900 GRANTOR: KURPIERS RICHARD & DO GRANTEE: BYNUM MARY ALICE 2022/0532 1/08/2016 WD Q V 02 45,000 GRANTOR: HARPER SHANNON & LAUR GRANTEE: KURPIERS RICHARD &																			
TOTALS										BLD DATE XF DATE INC DATE 920 SAN FERNANDO ST, FERNANDINA BEACH LGL DATE LAND DATE AG DATE 04/18/2024 MLU										<b>BUILDING NOTES</b>  <b>BUILDING DIMENSIONS</b>									
EXTRA FEATURES										TOTALS																			
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													
																	<b>LAND DESCRIPTION</b> 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 0010 OT-1 46.00 93.00 46.60 FF 1.00 1.00 1.20 4,250.00 5,100.00 237,660												
<b>REVIEW DATE</b> 04/18/2024 <b>BY</b> MLU <b>Total Acres:</b> 0.00 <b>Total Land Value:</b> 237,660 <b>Market:</b> 0 <b>Agricultural:</b> 0 <b>Common:</b> 237,660 <b>PRINTED</b> 08/06/2024 <b>BY</b> SYS																													