BLOCK 10 LOT 6
IN OR 1043/1505
OLD TOWN

WILKES CHARLES M
17286 ELSINORE DRIVE
JACKSONVILLE, FL 32226-1184

2024

00-00-31-1580-0010-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

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

921 GARDEN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	198,050
TOTAL MARKET VALUE	198,050
SOH/AGL Deduction	126,880
ASSESSED VALUE	71,170
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,170
TOTAL JUST VALUE	198,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070988	XFOB	2,250	06/04/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1043/1505	3/14/2002	WD	Q	V		33,000
GRANTOR: COOK LIMITED PARTNERS						
GRANTEE: WILKES CHARLES M						
0782/1013	1/17/1997	QC	U	V	01	100
GRANTOR: COOK WILLIAM K & BETT						
GRANTEE: COOK LIMITED PARTNE						

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	0010	OT-1	47.00	93.00	46.60	FF		1.00	1.00	1.00	4,250.00	4,250.00	198,050							

REVIEW DATE 04/18/2024 BY MLU Total Acres: 0.00 Total Land Value: 198,050 Market: 0 Agricultural: 0 Common: 198,050 PRINTED 08/06/2024 BY SYS