

BLK 14 LOT 8
PT OR 2165/1818
OLD TOWN S/D UNR

OLD TOWN PROPERTIES LLC
112 NORTH 6TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1580-0014-0080



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
										VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 198,050 TOTAL MARKET VALUE 198,050 SOH/AGL Deduction 128,705 ASSESSED VALUE 69,345 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 69,345 TOTAL JUST VALUE 198,050 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 163,100																			
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										PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2165/1818 12/21/2017 SW U V 11 100 GRANTOR: KAVANAUGH ANNE B GRANTEE: OLD TOWN PROPERTIES 0722/0532 1/13/1995 WD U V 09 35,200 GRANTOR: AHRENDT BERNICE W GRANTEE: KAVANAUGH ANNE B																			
TOTALS EXTRA FEATURES SAN FERNANDO ST, FERNANDINA BEACH BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/18/2024 MLU																													
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													
																	BUILDING NOTES												
																	BUILDING DIMENSIONS												
																	BUILDING NOTES												
LAND DESCRIPTION										TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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-2	46.00	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																													