

BLK 37 LOT 9
PT OR 2165/1818
(EX ESMT IN OR 693/249)

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

2024

00-00-31-1580-0037-0090


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	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																	117,840									
TOTAL MARKET VALUE																	117,840									
SOH/AGL Deduction																	58,897									
ASSESSED VALUE																	58,943									
TOTAL EXEMPTION VALUE																	0									
BASE TAXABLE VALUE																	58,943									
TOTAL JUST VALUE																	117,840									
NCON VALUE																	0									
INCOME VALUE																										
PREVIOUS YEAR MKT VALUE																	97,044									
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																										
EXTRA FEATURES																	EGANS CREEK LN, 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	04/18/2024 MLU											
BUILDING NOTES																										
BUILDING DIMENSIONS																										
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	DPH 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	0.60	4,250.00	2,528.75	117,840									
REVIEW DATE 04/18/2024 BY MLU Total Acres: 0.00 Total Land Value: 117,840 Market: 0 Agricultural: 0 Common: 117,840 PRINTED 08/06/2024 BY SYS																										