PT LOT 14 OF SHADY GROVE SUB
PBK 6/339 & PT LOTS 202,203,
214 & 215 IN OR 2097/1767

FB MED LAND TRUST/CAMCAM MANAGEMENT LLC TRUSTEE
96383 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1600-0202-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

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

LIME ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	223,428
TOTAL MARKET VALUE	223,428
SOH/AGL Deduction	0
ASSESSED VALUE	223,428
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	223,428
TOTAL JUST VALUE	223,428
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130450	NEW CONSTR	17,000	03/05/2013
20130319	H/AC	15,000	02/15/2013
20130268	NEW CONSTR	1,100	02/08/2013
20130239	NEW CONSTR	212,000	02/05/2013
20122051	ELEC OTHER	26,000	10/04/2012
20121735	NEW CONSTR	430,000	08/22/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2097/1767	1/27/2017	WD	Q	V	01	258,000
GRANTOR: FERNANDINA BEACH MEDI						
GRANTEE: FB MED LAND TRUST						
1838/1027	6/29/2012	WD	U	I	11	100
GRANTOR: FERNANDINA LAND COMPA						
GRANTEE: FERNANDINA BEACH ME						

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	001000	C	COMMERCIAL	0	0006	MU-1	0.00	0.00	37,238.00	SF		1.00	1.00	1.00	6.00	6.00	223,428							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 223,428 Market: 0 Agricultural: 0 Common: 223,428 PRINTED 08/06/2024 BY SYS