



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	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 250,000 TOTAL MARKET VALUE 250,000 SOH/AGL Deduction 0 ASSESSED VALUE 250,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 250,000 TOTAL JUST VALUE 250,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 250,000									
DOR CODE		0000 VACANT																		PERMIT NUM	DESCRIPTION	AMT	ISSUED								
MAP NUM																															
NEIGHBORHOOD/LOC		1083.00																		SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE										
															2614/0705	1/17/2023	WD Q	V	02	299,000											
																				GRANTOR: WALLS JAMES D & JANIC											
																				GRANTEE: KINGSLEY BRIAN & ME											
																				2403/1988	10/26/2020	WD Q	V	01	194,000						
																				GRANTOR: WEEKS JOHN M											
																				GRANTEE: WALLS JAMES D & JAN											
																				BUILDING NOTES											
																				BUILDING DIMENSIONS											
TOTALS																															
EXTRA FEATURES										COUNTES OF EGMONT ST, 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	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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000														
REVIEW DATE 01/29/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS																															