BLOCK 7 LOTS 9 10 11 &
E35 FT OF LOTS 22 23 24
IN OR 1930/1320

GRISHAM JOHN & RENEE
PO BOX 270
NORTH GARDEN, VA 22959

2024

00-00-31-1680-0007-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1053.00		

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

3880 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2024 MLU
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	1,460,250
TOTAL MARKET VALUE	1,460,250
SOH/AGL Deduction	97,350
ASSESSED VALUE	1,362,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,362,900
TOTAL JUST VALUE	1,460,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,239,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141859	DEMOLITION	12,000	08/22/2014
20121463	ROOF	2,000	07/19/2012
20120141	ANTENAS	6,900	01/27/2012
B985059	ADDITION	25,000	03/01/1999
B959213	REPAIR/RRF	1,200	07/21/1995
5313	XFOB	4,500	04/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1930/1320	7/31/2014	WD	Q	I	01	1,300,000
GRANTOR: POWERS BARBARA B ETAL						
GRANTEE: GRISHAM JOHN & RENE						
1930/1306	7/31/2014	WD	U	I	11	100
GRANTOR: POWERS BARBARA B TRUS						
GRANTEE: POWERS BARBARA B ET						

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	000120	C	SFR OCN FT	0		R-1	75.00	400.00	75.00	FF	3	1.18	1.00	1.18	16,500.00	19,470.00	1,460,250							

REVIEW DATE 05/07/2024 BY MLU Total Acres: 0.00 Total Land Value: 1,460,250 Market: 0 Agricultural: 0 Common: 1,460,250 PRINTED 08/06/2024 BY SYS