BLOCK 11 LOT 25
SEAVIEW SUB PB 1/7

NEW ATLANTIC BUILDERS INC
5875 MINING TERRACE STE 206
JACKSONVILLE, FL 32257

2024

00-00-31-1680-0011-0250

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1044.00		

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

3444 1ST AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	112,500
TOTAL MARKET VALUE	112,500
SOH/AGL Deduction	0
ASSESSED VALUE	112,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,500
TOTAL JUST VALUE	112,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222250	NEW CONSTR	0	07/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2631/1216	4/12/2023	WD	Q	V	01	125,000
GRANTOR: BLUFF RUNNERS FLA LLC						
GRANTEE: NEW ATLANTIC BUILDE						
2459/0856	5/03/2021	SW	Q	V	05	875,000
GRANTOR: FIRST AVENUE AMELIA L						
GRANTEE: BLUFF RUNNERS FLA L						

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	000000	C	VAC RES	0		R-3	25.00	100.00	25.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	112,500							

REVIEW DATE 07/09/2024 BY DJ Total Acres: 0.00 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 08/06/2024 BY SYS