BLOCK 11 LOT 26
SEAVIEW SUB PB 1/7

BLUFF RUNNERS FLA LLC
12 CHASEY LANE
NORWICH, CT 06360

2024

00-00-31-1680-0011-0260

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

3438 1ST AV, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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	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
2023-0779	1680 COND.	285,964	02/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2459/0856	5/03/2021	SW	Q	V	05	875,000
GRANTOR: FIRST AVENUE AMELIA L						
GRANTEE: BLUFF RUNNERS FLA L						
2403/0269	10/23/2020	WD	Q	V	05	540,000
GRANTOR: CURMUDGEONS CASTAWAY						
GRANTEE: FIRST AVENUE AMELIA						

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 01/29/2024 BY KBA Total Acres: 0.00 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 08/06/2024 BY SYS