BLOCK 14 LOTS 22 THRU 24
IN OR 2061/1414
SEAVIEW SUB PB 1/7

THOMAS DAVID M JR & KIM K
305 BROOK AVE APT 102
NORFOLK, VA 23510

2024

00-00-31-1680-0014-0220

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

1ST AVE, 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	337,500
TOTAL MARKET VALUE	337,500
SOH/AGL Deduction	62,981
ASSESSED VALUE	274,519
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,519
TOTAL JUST VALUE	337,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/1414	7/27/2016	WD	Q	V	01	160,000
GRANTOR: SCOTT DREW E & PARKER						
GRANTEE: THOMAS DAVID M & KI						
0822/1249	2/17/1998	WD	Q	V		40,000
GRANTOR: LEONARD GEORGE R						
GRANTEE: SCOTT DREW E & PARK						

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-1	75.00	100.00	75.00	FF		1.00	1.00	1.00	4,500.00	4,500.00	337,500							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 337,500 Market: 0 Agricultural: 0 Common: 337,500 PRINTED 08/06/2024 BY SYS