

BLOCK 17 LOTS 13 & 14 & PT OF  
 CLOSED AVE OR 1883/1273  
 (WITHLACOOHEE & PASCO)

MILLER ROBERT H III & KATHRYN  
 7368 OAK SHORE DRIVE  
 PORTAGE, MI 49024

**2024**

00-00-31-1680-0017-0130  


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 574,430 TOTAL MARKET VALUE 574,430 SOH/AGL Deduction 79,671 ASSESSED VALUE 494,759 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 494,759 TOTAL JUST VALUE 574,430 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 537,370											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0421/0054 5/01/1984 WD Q V CD 42,000 GRANTOR: GRANTEE: 0274/0477 9/01/1978 WD Q V CD 15,000 GRANTOR: GRANTEE:											
																				BUILDING NOTES BUILDING DIMENSIONS											
TOTALS										S FLETCHER AVE, FERNANDINA BEACH										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/20/2024 MLU											
EXTRA FEATURES										L	OB/XF	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																					
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	100.00	125.00	100.00	FF	1	1.09	1.00	0.93	6,200.00	5,744.30	574,430														
REVIEW DATE 03/20/2024 BY MLU										Total Acres: 0.00 Total Land Value: 574,430										Market: 0 Agricultural: 0 Common: 574,430 PRINTED 08/06/2024 BY SYS											