BLOCK 27 LOTS 1-6 & 17 & 18
PT OR 942/267
SEAVIEW SUB PB 1/7

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1680-0027-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8901	MUNICIPAL VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1039.00		

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

MANATEE AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		202,500
TOTAL MARKET VALUE		202,500
SOH/AGL Deduction		143,694
ASSESSED VALUE		58,806
TOTAL EXEMPTION VALUE	04	58,806
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		202,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0942/0267	7/25/2000	WD	U	V	09	160,000
GRANTOR: BOHANNON SHIRLEY MAE						
GRANTEE: CITY OF FERNANDINA						
0852/1870	10/20/1998	QC	U	V	01	100
GRANTOR: BOHANNON LEWIS L III						
GRANTEE: BOHANNON SHIRLEY MA						

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	008000	C	VAC GVRNMNTL	0		CON	135.00	150.00	135.00	FF		1.00	1.00	1.00	1,500.00	1,500.00	202,500							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 202,500 Market: 0 Agricultural: 0 Common: 202,500 PRINTED 08/06/2024 BY SYS