PT OF LOTS 1 & 2
IN OR 1197/266
FNDA BCH WATER LOTS SUB UNR

OSTEEN COMPANY LLP/SIMMONS RICHARD S ET AL
759 NORTH EDGEWOOD AVE
JACKSONVILLE, FL 32254

2024

00-00-31-1760-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.0400		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,132,509
TOTAL MARKET VALUE	1,132,509
SOH/AGL Deduction	613,761
ASSESSED VALUE	518,748
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	518,748
TOTAL JUST VALUE	1,132,509
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,132,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130396	XFOB	0	02/27/2013
20071918	XFOB	1,000	10/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1197/0266	12/22/2003	WD	U	V	06	100
GRANTOR: O'STEEN HOWARD & GRAC						
GRANTEE: O'STEEN COMPANY LLP						
1120/1251	3/12/2003	WD	U	V	01	100
GRANTOR: O'STEEN HAROLD S & HO						
GRANTEE: O'STEEN HAROLD ETAL						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2021 KK
INC DATE		AG DATE	

N FRONT ST, FERNANDINA BEACH

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	004030	C	INDUST WATER	0		IW	118.00	86.00	22,650.00	SF		1.00	1.00	1.00	50.00	50.00	1,132,500							
2	009500	C	SUBMERGED	0		IW	0.00	0.00	0.36	AC		1.00	1.00	1.00	25.00	25.00	9							

REVIEW DATE 06/15/2021 BY KK Total Acres: 0.36 Total Land Value: 1,132,509 Market: 0 Agricultural: 0 Common: 1,132,509 PRINTED 08/06/2024 BY SYS