PT WATER LOT 7 IN OR 586/611
(EX PT IN OR 977/895)
FNDA BCH WATER LOTS SUB UNR

OCEAN HIGHWAY & PORT AUTHORITY OF NASSAU COUNTY
516 S 10TH ST, STE 103
FERNANDINA BEACH, FL 32034

2024

00-00-31-1760-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1004.00		

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

N FRONT ST, FERNANDINA BEACH

BLD DATE	07/13/2021	KK	LGL DATE	07/13/2021 KK
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		11,497
TOTAL LAND VALUE - MARKET		958,010
TOTAL MARKET VALUE		969,507
SOH/AGL Deduction		490,392
ASSESSED VALUE		479,115
TOTAL EXEMPTION VALUE	03	479,115
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		969,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		968,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0586/0611	12/19/1989	WD	U	I	09	948,800
GRANTOR: VAN OMMEREN PORT						
GRANTEE: OCEAN HWY & PORT						
0582/0261	10/23/1989	WD	U	I	09	430,700
GRANTOR: FDNA MARINE CONST						
GRANTEE: VAN OMMEREN PORT						

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
1	0431	CL FNC 8B	0	0	0	0	514.00	LF	12.50	12.50	100	2010	2010	3	85	5,461	
2	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2010	2010	3	85	2,151	
3	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2010	2010	3	85	1,275	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	85	510	
5	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2010	2010	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 11,497

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	0006	IW	0.00	0.00	19,160.00	SF		1.00	1.00	1.00	50.00	50.00	958,000							
2	009500	C	SUBMERGED	0		IW	0.00	0.00	0.38	AC		1.00	1.00	1.00	25.00	25.00	10							

REVIEW DATE 07/13/2021 BY KK Total Acres: 0.38 Total Land Value: 958,010 Market: 0 Agricultural: 0 Common: 958,010 PRINTED 08/06/2024 BY SYS