BLOCK 17 LOTS 10 THRU 15
CITY OF FDNA BEACH

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

2024

00-00-31-1800-0017-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8901	MUNICIPAL VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

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

332 N 3RD ST, 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		600,000
TOTAL MARKET VALUE		600,000
SOH/AGL Deduction		405,466
ASSESSED VALUE		194,534
TOTAL EXEMPTION VALUE	03	194,534
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		600,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		600,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040591	DEMOLITION	10,000	03/25/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1126/1534	4/02/2003	WD	Q	I		135,000
GRANTOR: FLOYD ELIZA						
GRANTEE: OCEAN HIGHWAY & POR						
1119/0183	3/06/2003	WD	Q	I		40,000
GRANTOR: CLINCH JOHNNY LEE COV						
GRANTEE: OCEAN HIGHWAY AND P						

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	008900	C	MUNICIPAL	0	0006	R-2	150.00	100.00	150.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	600,000							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/06/2024 BY SYS