

S 5FT OF E 40FT OF LOT 4
CITY OF FDNA BEACH S/D OF
SEC 23-3N-28E UNR

CHAMPION WALTER EST
C/O MARGIE HATTON, 95152 HATTON RD
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0027-0041



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	PAGE 1 of 1 2																						
															VALUATION BY STANDARD																								
					Tax Group: 2										Tax Dist:																								
					BUILDING MARKET VALUE										0																								
					TOTAL MARKET OB/XF VALUE										0																								
					TOTAL LAND VALUE - MARKET										1,000																								
					TOTAL MARKET VALUE										1,000																								
					SOH/AGL Deduction										230																								
					ASSESSED VALUE										770																								
					TOTAL EXEMPTION VALUE										0																								
					BASE TAXABLE VALUE										770																								
DOR CODE					0000					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																																							
EXTRA FEATURES					S 5TH ST, FERNANDINA BEACH																																		
L N	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																						
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	0001	R-2	5.00	40.00	1.00	UT		1.00	1.00	1.00	1,000.00	1,000.00	1,000																						
REVIEW DATE 02/08/2024					BY KBA					Total Acres: 0.00					Total Land Value: 1,000					Market: 0					Agricultural: 0					Common: 1,000					PRINTED 08/06/2024 BY SYS				