BLOCK 34 S1/2 OF LOT 6 &
W1/2 OF LOT 7 & W1/3 OF 8
PT OR 2358/252

TANIS ARNOLD L REVOCABLE TRUST/TANIS ARNOLD L CO-T
614 BROOME ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0034-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

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 6TH 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	5,612
TOTAL MARKET VALUE	5,612
SOH/AGL Deduction	5,239
ASSESSED VALUE	373
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	373
TOTAL JUST VALUE	5,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2358/0252	4/03/2020	WD	U	V	11	100
GRANTOR: TANIS ARNOLD L ET AL						
GRANTEE: TANIS ARNOLD L REVO						
1446/0816	9/21/2006	WD	U	I	01	100
GRANTOR: TANIS ARNOLD L & MAXI						
GRANTEE: TANIS ARNOLD L ETAL						

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	009630	C	SWAMP	0	0005	R-2	50.00	200.00	50.00	FF		1.00	1.00	0.12	500.00	61.00	3,050							
2	009630	C	SWAMP	0	0005	R-2	42.00	200.00	42.00	FF		1.00	1.00	0.12	500.00	61.00	2,562							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 5,612 Market: 0 Agricultural: 0 Common: 5,612 PRINTED 08/06/2024 BY SYS