BLK 34 E 66.5 FT OF LOT 8
PT OR 2358/252
CITY OF FDNA BEACH

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

2024

00-00-31-1800-0034-0081

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	355
TOTAL LAND VALUE - MARKET	53,200
TOTAL MARKET VALUE	53,555
SOH/AGL Deduction	49,251
ASSESSED VALUE	4,304
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,304
TOTAL JUST VALUE	53,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,922

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	I	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						

BROOME ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

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	0441	STK FNC 4'	0	0	0	0	260.00	LF	6.50	6.50	100	2003	2003	3	21	355	

LAND DESCRIPTION

TOTAL OB/XF 355

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	000001	C	V RS W/XFOB	0	0006	R-2	66.00	100.00	66.50	FF		1.00	1.00	0.20	4,000.00	800.00	53,200							

REVIEW DATE 08/31/2022 BY KBA Total Acres: 0.00 Total Land Value: 53,200 Market: 0 Agricultural: 0 Common: 53,200 PRINTED 08/06/2024 BY SYS