

BLK 57 LOTS 27 28 29 & 30 PT
OR 624/450 & W1/2 & N1/2 OF
VACATED 3RD ST LYING E & S

FERNANDINA PORT DEVELOPMENT
901 W LEGACY CENTER WAY
MIDVALE, UT 84047

2024

00-00-31-1800-0057-0272



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality 03 Quality Level 03

DOR CODE 1700 OFFICE BUILDINGS

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	1,575	125,875
FOP	234	30	70	5,594
FOP	234	30	70	5,594
FUS	1,435	100	1,435	114,686
UUS	100	50	50	3,996
TOTALS	3,578		3,200	255,745

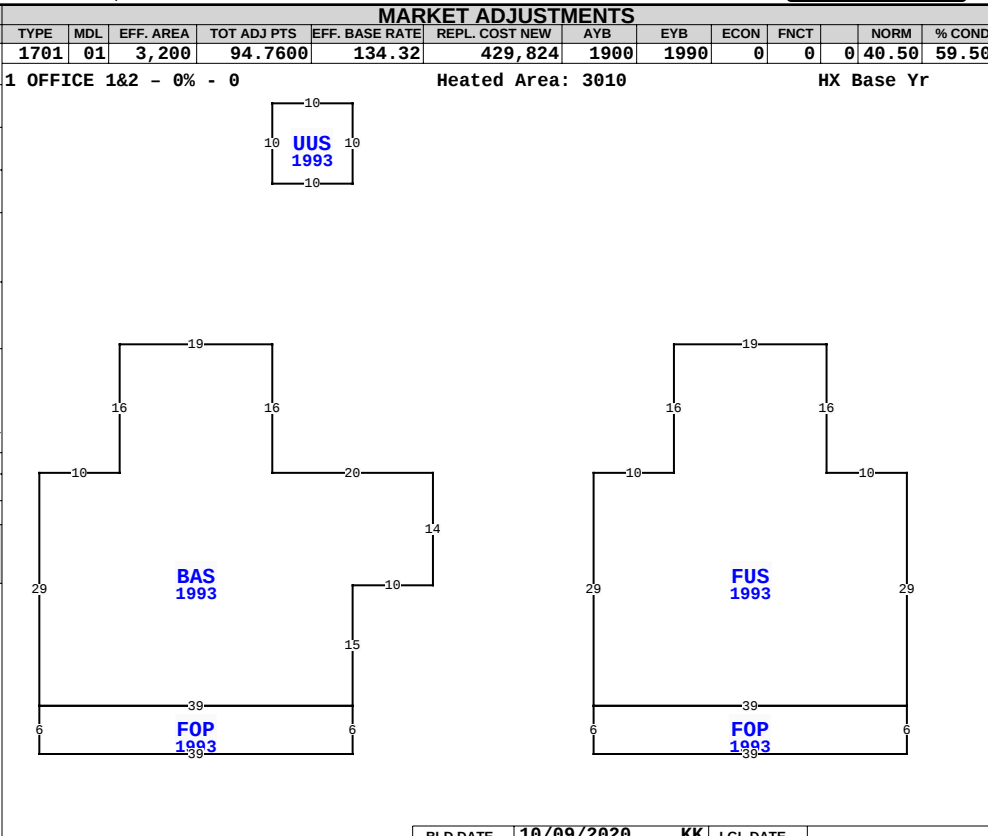
EXTRA FEATURES

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
1	0825	BRICK	0	0	0	0		368.00	SF 12.50	100	1987	1987	3	83	3,818	
2	1127	BRICK 8"	0	0	0	0		232.00	SF 11.00	100	1987	1987	3	83	2,118	
3	0646	LWN SPRK H	0	0	0	0		9.00	UT 2.00	100	2000	2000	3	25	5	
4	1242	WD DECK A	0	0	0	0		518.00	SF 15.00	100	2020	2020	3	90	6,993	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001700	C	1STORY OFF	0	0006	IW	70.00	130.00	13,002.00	SF		1.00	1.00	1.00	3.00	3.00	39,006							

REVIEW DATE 10/09/2020 BY KK



501 N 3RD ST, FERNANDINA BEACH

BLD DATE	10/09/2020	KK	LGL DATE	
XF DATE	10/09/2020	KK	LAND DATE	10/09/2020
INC DATE			AG DATE	

TOTAL OB/XF 12,934

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001700	C	1STORY OFF	0	0006	IW	70.00	130.00	13,002.00	SF		1.00	1.00	1.00	3.00	3.00	39,006							

Total Acres: 0.00 Total Land Value: 39,006 Market: 0 Agricultural: 0 Common: 39,006

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		255,745
TOTAL MARKET OB/XF VALUE		12,934
TOTAL LAND VALUE - MARKET		39,006
TOTAL MARKET VALUE		307,685
SOH/AGL Deduction		144,873
ASSESSED VALUE		162,812
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		162,812
TOTAL JUST VALUE		307,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190111	XFOB	25,000	12/06/2019
20170074	REPAIR/RRF	14,000	01/10/2017
20120385	MINOR REPAIRS	500	03/09/2012
20081291	ELEC OTHER	5,000	08/12/2008
20060364	REMODEL	100,000	02/17/2006
20051114	ADDITION	1,000	01/25/2005

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I V I RSN CD SALE PRICE
0624/0450	4/13/1991	WD U I	02 100
GRANTOR: OCEAN HWY & PORT			
GRANTEE: FERNANDINA PORT DEV			
0586/0614	12/19/1989	WD U I	09 1,496,200
GRANTOR: VAN OMMEREN PORT			
GRANTEE: OCEAN HWY & PORT			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W19 S16 W10 S29 FOP=[YR=1993] S6 E39 N6 W39\$ E39 N15 E10 N14 W20 N16\$ PTR= E50 FUS=[YR=1993] E19 S16 E10 S29 FOP=[YR=1993] S6 W39 N6 E39\$ W39 N29 E10 N16\$ W50\$ PTR= N20 UUS=[YR=1993] N10 E10 S10 W10\$ S20\$.			

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