BLOCK 139 LOT 10
IN OR 1574/860
CITY OF FDNA BEACH

NEEL FRANK W III & TARA JO
1258 RAGLEY HALL RD
ATLANTA, GA 30319

2024

00-00-31-1800-0139-0100

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

527 S 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	200,000
TOTAL MARKET VALUE	200,000
SOH/AGL Deduction	141,051
ASSESSED VALUE	58,949
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,949
TOTAL JUST VALUE	200,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0412	NEW SFR	266,240	01/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1574/0860	6/30/2008	WD	Q	V		62,500
GRANTOR: BREMER PATRICIA						
GRANTEE: NEEL FRANK W III &						
1132/1663	4/28/2003	WD	Q	V		32,500
GRANTOR: R & R LIMITED INC						
GRANTEE: BREMER PATRICIA						

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	000000	C	VAC RES	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 06/26/2024 BY HS Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS