BLOCK 157 LOT 26
CITY OF FDNA BEACH

NASSAU HABITAT FOR HUMANITY
516 S 10TH ST #115
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0157-0260

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

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

815 S 11TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		55,000
SOH/AGL Deduction		6,600
ASSESSED VALUE		48,400
TOTAL EXEMPTION VALUE	10	48,400
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		55,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0121	FT(1329 COND.	225,664	04/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2121/0497	5/17/2017	WD	Q	V	05	85,000
GRANTOR: OBSZARSKI RICHARD W						
GRANTEE: NASSAU HABITAT FOR						
1621/0119	5/22/2009	WD	U	V	15	50,000
GRANTOR: MAGNET CC&T INC						
GRANTEE: SELDERS MARYANN						

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		R-2	0.00	0.00	25.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	55,000							

REVIEW DATE 07/22/2024 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS