BLOCK 159 LOTS 20 21 & 22
CITY OF FDNA BEACH

TURNER HORTON PROPERTIES LLC
94095 SUMMER BREEZE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0159-0200

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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

829 S 9TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/17/2019 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	131,250
TOTAL MARKET VALUE	131,250
SOH/AGL Deduction	54,385
ASSESSED VALUE	76,865
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,865
TOTAL JUST VALUE	131,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000037	XFOB - FENCE	0	05/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2260/1898	2/26/2019	WD	Q	I	05	295,000
GRANTOR: ART SANCHEZ INC						
GRANTEE: TURNER HORTON PROPE						
1954/1669	12/11/2014	WD	Q	V	05	48,000
GRANTOR: BROWN DENNIS R & BARB						
GRANTEE: ART SANCHEZ INC						

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	001000	C	COMMERCIAL	0	0006	MU-8	75.00	100.00	7,500.00	SF		1.00	1.00	1.00	17.50	17.50	131,250							

REVIEW DATE 03/29/2022 BY DCA Total Acres: 0.00 Total Land Value: 131,250 Market: 0 Agricultural: 0 Common: 131,250 PRINTED 08/06/2024 BY SYS