BLK 196 LOT 7
IN OR 982/597
R/W IN OR 150/517

GALLUP WILLIAM F
1090 OLIVE ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0196-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

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

OLIVE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,150
TOTAL LAND VALUE - MARKET	37,500
TOTAL MARKET VALUE	49,650
SOH/AGL Deduction	28,959
ASSESSED VALUE	20,691
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,691
TOTAL JUST VALUE	49,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2270/1537	2/28/2019	QC	U	V	11	100
GRANTOR: GALLUP MARILYN LANNON						
GRANTEE: GALLUP WILLIAM F						
0982/0597	4/19/2001	QC	U	V	03	7,600
GRANTOR: BOARD OF COUNTY COMMI						
GRANTEE: GALLUP WILLIAM F &						

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	0351	CARPORT MT	0	0	30	45	1,350.00	SF	10.00	10.00	100	2020	2020	3	90	12,150	

LAND DESCRIPTION

TOTAL OB/XF 12,150

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	0007	CI	100.00	100.00	10,000.00	SF		1.00	1.00	0.50	7.50	3.75	37,500							

REVIEW DATE 09/08/2021 BY RK Total Acres: 0.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/06/2024 BY SYS