BLOCK 230 SUB A OF LOT 3
IN OR 2094/1268
CITY OF FDNA BCH

HARRIS CHARLES E JR
418 S 9TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0230-03A0

NASSAU COUNTY PROPERTY

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

S 12TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
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	123,200
TOTAL MARKET VALUE	123,200
SOH/AGL Deduction	69,181
ASSESSED VALUE	54,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,019
TOTAL JUST VALUE	123,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2094/1268	12/07/2016	QC	U	V	11	100
GRANTOR: HARRIS ELOISE M						
GRANTEE: HARRIS CHARLES E JR						
0758/0565	4/29/1996	QC	U	V	01	100
GRANTOR: HARRIS CHARLES E JR						
GRANTEE: HARRIS ELOISE M						

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	56.00	100.00	56.00	FF		1.00	1.00	1.00	2,200.00	2,200.00	123,200							

REVIEW DATE 03/18/2024 BY MLU Total Acres: 0.00 Total Land Value: 123,200 Market: 0 Agricultural: 0 Common: 123,200 PRINTED 08/06/2024 BY SYS