BLK 243 TRACT G OF LOT 6
IN OR 588/1209
CITY OF FDNA BEACH S/D IN

MCINTOSH MICHAEL A/MCINTOSH MICHAEL JR ET AL
1319 BEECH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0243-06G0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1008.00		

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

BEECH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	03/25/2024 MLU
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	120,400
TOTAL MARKET VALUE	120,400
SOH/AGL Deduction	77,309
ASSESSED VALUE	43,091
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,091
TOTAL JUST VALUE	120,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0588/1209	1/24/1990	WD	U	V	01	100

GRANTOR: MCINTOSH ROBERT & ED

GRANTEE: MCINTOSH MICHAEL ET

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	43.00	102.00	43.00	FF		1.00	1.00	1.00	2,800.00	2,800.00	120,400							

REVIEW DATE 03/25/2024 BY MLU Total Acres: 0.00 Total Land Value: 120,400 Market: 0 Agricultural: 0 Common: 120,400 PRINTED 08/06/2024 BY SYS