BLK 244 TRACTS C,D & E OF
LOT 3 IN OR 284/78
CITY OF FDNA BEACH S/D OF

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2024

00-00-31-1800-0244-03C0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8001	V GV W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

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

N 13TH ST, FERNANDINA BEACH

BLD DATE	12/28/2021	KK	LGL DATE	04/24/2024 TD
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		16,636
TOTAL LAND VALUE - MARKET		491,300
TOTAL MARKET VALUE		507,936
SOH/AGL Deduction		381,067
ASSESSED VALUE		126,869
TOTAL EXEMPTION VALUE	03	126,869
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		507,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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	0803	ASPHALT C	0	0	0	0	6,645.00	SF	2.00	2.00	100	2007	2007	3	60	7,974	
2	0400	CONC CURB	0	0	0	0	186.00	LF	15.00	15.00	100	2007	2007	3	91	2,539	
3	1126	CB/STC 8"	0	0	50	5	250.00	SF	8.00	8.00	100	2007	2007	3	88	1,760	
4	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2007	2007	3	72	3,643	
5	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2007	2007	3	72	720	

LAND DESCRIPTION

TOTAL OB/XF 16,636

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	008001	C	V GV/XFOB	0	0003	MU-1			19,652.00	SF		1.00	1.00	1.00	25.00	25.00	491,300							

REVIEW DATE 12/28/2021 BY KK Total Acres: 0.45 Total Land Value: 491,300 Market: 0 Agricultural: 0 Common: 491,300 PRINTED 08/06/2024 BY SYS