BLK 244 TRACTS A,B,G & H OF
LOT 7 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

00-00-31-1800-0244-07A0

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

11 N 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		10,366
TOTAL LAND VALUE - MARKET		437,500
TOTAL MARKET VALUE		447,866
SOH/AGL Deduction		338,236
ASSESSED VALUE		109,630
TOTAL EXEMPTION VALUE	03	109,630
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		447,866
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120429	LAWN SPRKLR HEADS	1,200	03/15/2012
20112276	NEW CONSTRUCTION	278,000	12/22/2011
20112277	NEW ROOF	5,800	12/22/2011
20112093	ELEC CONDUIT TO P	4,100	11/18/2011
20111851	INFRASTRUCTURE	198,250	10/13/2011
20111854	RETAINING WALL	10,000	10/13/2011

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	10,366.00	SF	2.00	2.00	100	1980	1980	3	50	10,366	

LAND DESCRIPTION

TOTAL OB/XF 10,366

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	008600	C	COUNTY	0	0003	MU-1			17,500.00	SF		1.00	1.00	1.00	25.00	25.00	437,500							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.40 Total Land Value: 437,500 Market: 0 Agricultural: 0 Common: 437,500 PRINTED 08/06/2024 BY SYS