BLK 245 N 79 FT OF TRACT D
OF LOT 2 IN OR 2223/491
FERNANDINA DOCK & REALTY CO

SHAW RONDA
PO BOX 815
FERNANDINA BEACH, FL 32035

2024

00-00-31-1800-0245-02D0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

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 TER, FERNANDINA BEACH

BLD DATE		LGL DATE	
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	62,500
TOTAL MARKET VALUE	62,500
SOH/AGL Deduction	19,243
ASSESSED VALUE	43,257
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,257
TOTAL JUST VALUE	62,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2223/0491	9/13/2018	WD	Q	V	01	30,000

GRANTOR: TODD ERIC
GRANTEE: SHAW RONDA

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	0007	R-2	79.00	100.00	1.00	LT		1.00	1.00	0.50	125,000.00	62,500.00	62,500							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 62,500 Market: 0 Agricultural: 0 Common: 62,500 PRINTED 08/06/2024 BY SYS