BLK 253 PT OF LOT 6, PT OF
UNDEVELOPED 15TH ST OF
CITY OF FDNA BEACH S/D UNR &

MADDOX JAMES & KIM
1409 HIGHLAND DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0253-0065

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

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

HIGHLAND DR, 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	625
TOTAL MARKET VALUE	625
SOH/AGL Deduction	616
ASSESSED VALUE	9
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9
TOTAL JUST VALUE	625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1975/0760	4/20/2015	QC	U	V	11	3,000

GRANTOR: THORNTON JACK R

GRANTEE: MADDOX JAMES & KIM

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	009600	C	WASTELAND	0		R-1	0.00	0.00	0.25	AC		1.00	1.00	1.00	2,500.00	2,500.00	625							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.25 Total Land Value: 625 Market: 0 Agricultural: 0 Common: 625 PRINTED 08/06/2024 BY SYS