

BLK 265 PT OF LOTS 4 & 5 IN
OR 1742/1681 & ESMT AGMT IN
OR 983/567

HARREL LAND LLC
1875-A SOUTH 14TH STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0265-0052



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																						
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 276,900 TOTAL MARKET VALUE 276,900 SOH/AGL Deduction 97,752 ASSESSED VALUE 179,148 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 179,148 TOTAL JUST VALUE 276,900 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 276,900																							
DOR CODE		1000 VACANT COMMERCIAL																		PERMIT NUM DESCRIPTION AMT ISSUED 20091679 H/AC 4,500 12/10/2009 20080780 H/AC 4,800 05/09/2008																							
MAP NUM		MKT AREA 01																		SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1742/1681</td> <td>6/15/2011</td> <td>WD U</td> <td>V</td> <td>V</td> <td>30</td> <td>100</td> </tr> </tbody> </table> GRANTOR: LEE CHIROPRACTIC CLIN GRANTEE: HARREL LAND LLC 0999/0076 7/24/2001 WD Q V 185,000 GRANTOR: SELTON ROBERT JR & RI GRANTEE: CHIROPRACTIC CLINIC										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1742/1681	6/15/2011	WD U	V	V	30	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1742/1681	6/15/2011	WD U	V	V	30	100																																					
NEIGHBORHOOD/LOC		1010.00																		BUILDING NOTES BUILDING DIMENSIONS																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
					TOTALS 1140 S 14TH ST, FERNANDINA BEACH BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																																						
L N	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																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	001000	C	COMMERCIAL	0	0003	C-1	190.00	142.00	27,690.00	SF		1.00	1.00	1.00	10.00	10.00	276,900																										
REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 276,900 Market: 0 Agricultural: 0 Common: 276,900 PRINTED 08/06/2024 BY SYS																																											