BLOCK 266 W50 FT OF LOT 6
PT OR 1580/1847
R434109 & R434110

LLERANDI LOUIS A & ROSEMARIE C
1540 LISA AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0266-0062

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2001.00		

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

1451 NECTARINE ST, FERNANDINA BEACH

BLD DATE	12/05/2011 KK	LGL DATE	
XF DATE		LAND DATE	07/27/2022 KK
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	86,010
TOTAL MARKET VALUE	86,010
SOH/AGL Deduction	38,533
ASSESSED VALUE	47,477
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,477
TOTAL JUST VALUE	86,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1847	8/12/2008	WD	Q	I		525,000
GRANTOR: CRAVEY WILLIAM L & LI						
GRANTEE: LLERANDI LOUIS A &						
0278/0587	11/01/1978	WD	Q	V		4,000
GRANTOR:						
GRANTEE:						

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	0006	C-2	50.00	172.00	8,601.00	SF		1.00	1.00	1.00	10.00	10.00	86,010							

REVIEW DATE 07/27/2022 BY KK Total Acres: 0.00 Total Land Value: 86,010 Market: 0 Agricultural: 0 Common: 86,010 PRINTED 08/06/2024 BY SYS