BLOCK 269 LOT 14
IN OR 2243/1706
CITY OF FDNA BEACH

OGLETHORPE DEVELOPMENT LLC
608 OCEAN CLUB VILLAS
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0269-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

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

S 2ND ST, FERNANDINA BEACH

BLD DATE	01/07/2020	KK	LGL DATE	01/07/2020 KK
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	279
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	150,279
SOH/AGL Deduction	33,313
ASSESSED VALUE	116,966
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,966
TOTAL JUST VALUE	150,279
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2243/1706	12/14/2018	WD	U	V	11	100

GRANTOR: HILL GARY E

GRANTEE: OGLETHORPE DEVELOPM

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	0430	CL FNC 6B	0	0	0	0	125.00	LF	9.70	9.70	100	1986	1986	3	23	279	

LAND DESCRIPTION

TOTAL OB/XF 279

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	001001	C	V CM/XFOBT	0		C-3	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	60.00	60.00	150,000							

REVIEW DATE 01/07/2020 BY KK Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS