BLK 271 PT OF LOTS 9,10,11,12
IN OR 953/1856
CITY OF FDNA BEACH OF

NEW ENGLAND FLAG & BANNER INC
PO BOX 1560
MANCHESTER, MA 01944

2024

00-00-31-1800-0271-0091

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1004.00		

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		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	44,962
TOTAL MARKET VALUE	44,962
SOH/AGL Deduction	24,686
ASSESSED VALUE	20,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,276
TOTAL JUST VALUE	44,962
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0953/1856	10/16/2000	QC	U	V	07	100
GRANTOR: OLD TOWN CARRIAGE COM						
GRANTEE: NEW ENGLAND FLAG &						
0835/0496	5/27/1998	QC	U	V	06	1,800
GRANTOR: JACKSON RITA D/B/A OL						
GRANTEE: NEW ENGLAND FLAG &						

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	001000	C	COMMERCIAL	0		MU-1	109.00	30.00	3,270.00	SF		1.00	1.00	0.25	55.00	13.75	44,962							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 44,962 Market: 0 Agricultural: 0 Common: 44,962 PRINTED 08/06/2024 BY SYS