BLOCK 213 LOT 3
SUB PT LOTS 3 & 8 BLOCK 213
CITY OF FDNA BEACH REPLAT

KILIMANJARO HOMES LLC
2674 W 3RD ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-R213-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

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

902 S 11TH ST, FERNANDINA BEACH

BLD DATE	11/15/2021	KK	LGL DATE	
XF DATE			LAND DATE	03/18/2024 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,377
TOTAL LAND VALUE - MARKET	126,302
TOTAL MARKET VALUE	134,679
SOH/AGL Deduction	0
ASSESSED VALUE	134,679
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,679
TOTAL JUST VALUE	134,679
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210251	REMOVING REGULATO	0	01/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2718/1946	6/14/2024	WD	U	I	17	140,000
GRANTOR: COALITION OF THE HOME						
GRANTEE: KILIMANJARO HOMES L						
2594/0781	9/28/2022	SW	U	V	11	100
GRANTOR: PENINSULA PIPELINE CO						
GRANTEE: COALITION OF THE HO						

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	0446	BOX FNC 6'	0	0	0	0	172.00	LF	40.00	40.00	100	2016	2016	3	74	5,091	
2	0463	FENCE GATE	0	0	0	0	2.00	UT	600.00	600.00	100	2016	2016	3	90	1,080	
3	0646	LWN SPRK H	0	0	0	0	23.00	UT	2.00	2.00	100	2016	2016	3	81	37	
4	0425	CL FNC 8'	0	0	0	0	170.00	LF	10.65	10.65	100	2016	2016	3	90	1,629	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	90	540	

LAND DESCRIPTION

TOTAL OB/XF 8,377

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	009100	C	UTILITY	0		R-2	57.00	100.00	57.41	FF		1.00	1.00	1.00	2,200.00	2,200.00	126,302							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 126,302 Market: 0 Agricultural: 0 Common: 126,302 PRINTED 08/06/2024 BY SYS