PT OR 740/666

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

2024

01-2N-28-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

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

SIMMON RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		0
TOTAL LAND VALUE - MARKET		28,500
TOTAL MARKET VALUE		28,500
SOH/AGL Deduction		7,069
ASSESSED VALUE		21,431
TOTAL EXEMPTION VALUE	04	21,431
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		28,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		28,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0740/0666	9/29/1995	QC	U	V	06	100
GRANTOR: ALMAND AMOS F & DORIS						
GRANTEE: CITY OF FDNA BEACH						
0670/1137	11/18/1992	WD	U	V	09	240,000
GRANTOR: RESOLUTION TRST CORP						
GRANTEE: ALMOND AMOS F JR &						

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	008900	C	MUNICIPAL	0		CON	0.00	0.00	2.28	AC		1.00	1.00	0.25	50,000.00	12,500.00	28,500							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 2.28 Total Land Value: 28,500 Market: 0 Agricultural: 0 Common: 28,500 PRINTED 08/06/2024 BY SYS