PT BENJAMIN CHAIRS GRANT
SEC 2-2N-28E IN OR 2166/577

KNAPPER ELMER W
1721 REATTA LANE
FERNANDINA BEACH, FL 32034

2024

02-2N-28-0000-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

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

WILL HARDEE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	34,500
TOTAL MARKET VALUE	34,500
SOH/AGL Deduction	13,071
ASSESSED VALUE	21,429
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,429
TOTAL JUST VALUE	34,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2166/0577	12/14/2017	WD	U	V	11	100

GRANTOR: SWAN PAULA

GRANTEE: KNAPPER ELMER W

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		RSF-2	0.00	0.00	0.23	AC		1.00	1.00	1.00	150,000.00	150,000.00	34,500							

REVIEW DATE 06/08/2022 BY KWA Total Acres: 0.23 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 08/06/2024 BY SYS