PT SEC 3-1N-25E
IN OR 2669/1859
BEING ONLY THE E'LY 163.43FT

BEVI VENTURES LLC
500 CENTRE ST
FERNANDINA BEACH, FL 32034

2024

03-1N-25-0000-0001-0790

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

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

LEE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	43,050
TOTAL MARKET VALUE	43,050
SOH/AGL Deduction	0
ASSESSED VALUE	43,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,050
TOTAL JUST VALUE	43,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2669/1859	9/26/2023	WD	Q	V	03	125,000

GRANTOR: FIRST COAST INC

GRANTEE: BEVI VENTURES LLC

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.23	AC		1.00	1.00	1.00	35,000.00	35,000.00	43,050							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.23 Total Land Value: 43,050 Market: 0 Agricultural: 0 Common: 43,050 PRINTED 08/06/2024 BY SYS