PT OF SE1/4 OF SE1/4 OF
SEC 5-3N-24E IN OR 2711/196

BORBON JOSHUA D
5013 KAREN STREET
FERNANDINA BEACH, FL 32034

2024

05-3N-24-0000-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

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

552211 US HWY 1, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	63,990
TOTAL MARKET VALUE	63,990
SOH/AGL Deduction	16,673
ASSESSED VALUE	47,317
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,317
TOTAL JUST VALUE	63,990
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9810145	REPAIR/RRF	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/196	5/10/2024	WD	Q	V	02	120,000
GRANTOR: BROCK CHADWICK & ELIS						
GRANTEE: BORBON JOSHUA D						
1910/1839	3/25/2014	WD	U	I	40	45,000
GRANTOR: CREAMER CARL F						
GRANTEE: BROCK CHADWICK & EL						

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	0004	A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	27,000.00	27,000.00	27,000							
2	000115	C	SFR ACRES	0	0004	A-1	0.00	0.00	1.37	AC		1.00	1.00	1.00	27,000.00	27,000.00	36,990							

REVIEW DATE 07/09/2020 BY TWA Total Acres: 2.37 Total Land Value: 63,990 Market: 0 Agricultural: 0 Common: 63,990 PRINTED 08/06/2024 BY SYS