LOT 5
PLEASANT PARK PB 2/21

DAVIS JULIAS/
PO BOX 15896
FERNANDINA BEACH, FL 32035

2024

05-3N-24-2360-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5400	TIMBERLAND 90+	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	110,920
TOTAL MARKET VALUE	1,767
SOH/AGL Deduction	0
ASSESSED VALUE	1,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,767
TOTAL JUST VALUE	110,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19598	REMODEL	0	09/01/2007
C19598	CO ISSUED	0	09/01/2007
B20462	ADDITION	3,630	09/01/2007
E18724	ELEC OTHER	0	02/01/2007
P12064	OTHER	0	02/01/2007
C4897	CO ISSUED	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
9999/9999	12/27/2013	CN	U	V	30	100
GRANTOR: DAVIS JULIAS						
GRANTEE: DAVIS JULIAS						
9999/9999	6/02/2006	CN	Q	I		225,000
GRANTOR: STRICKLAND ALVIN J &						
GRANTEE: DAVIS JULIAS						

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	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	2.42	AC		1.00	1.00	1.00	730.00	730.00	1,767							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	1.32	AC		1.00	1.00	1.00	30,000.00	30,000.00	39,540							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	47,587.00	SF		1.00	1.00	1.00	1.50	1.50	71,380							

REVIEW DATE 06/15/2023 BY MLU Total Acres: 2.42 Total Land Value: 1,767 Market: 110,920 Agricultural: 1,767 Common: 0 PRINTED 08/06/2024 BY SYS