PT OF NE1/4 OF NE1/4
IN OR 1556/143

WALL JAMES N & BRENDA T
1327 S 6TH ST
FERNANDINA BEACH, FL 32034

2024

05-3N-25-0000-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 50
Interior Floo	03	CONC FINSH 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	00	Quality Level 00

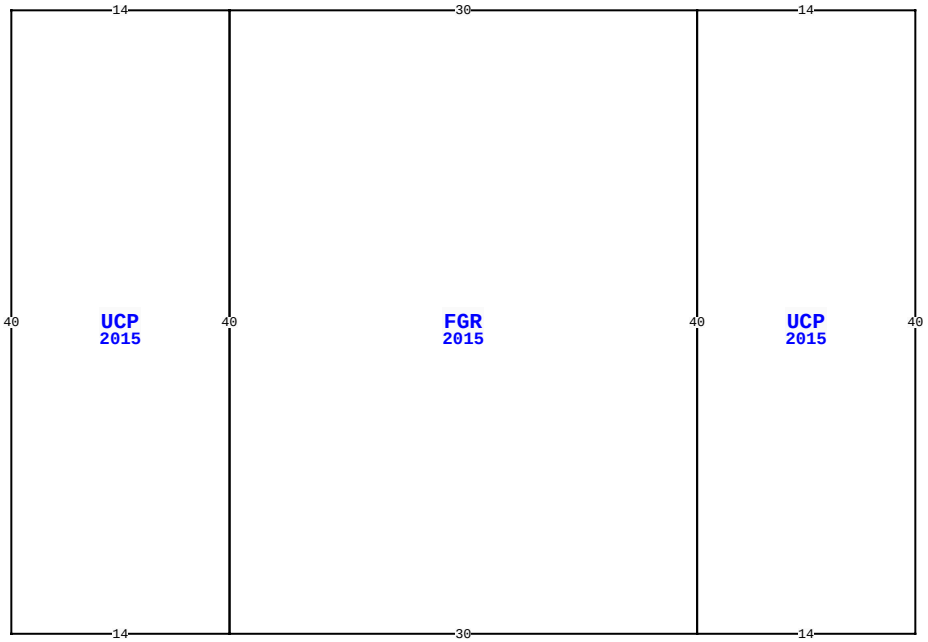
DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
FGR	1,200	55	660	11,822
UCP	560	20	112	2,007
UCP	560	20	112	2,007
TOTALS	2,320		884	15,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	884	55.6200	19.47	17,211	2015	2015	0	0	0	8.00	92.00

1 GARAGE RES – 0% - 0 Heated Area: 0 HX Base Yr



TURKEY TOWN LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	15,834
TOTAL MARKET OB/XF VALUE	2,288
TOTAL LAND VALUE - MARKET	99,680
TOTAL MARKET VALUE	20,379
SOH/AGL Deduction	0
ASSESSED VALUE	20,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,379
TOTAL JUST VALUE	117,802
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530832	XFOB	50	07/01/2015
E20850	ELEC OTHER	0	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1807/1646	8/09/2012	WD	U	I	11	100
GRANTOR: BAUMGARTNER MARTHA						
GRANTEE: JACKSON CHARLES DAV						
1556/0143	3/17/2008	WD	Q	I		85,000
GRANTOR: JACKSON CHARLES D & J						
GRANTEE: WALL JAMES N & BREN						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2015] W14 FGR=[YR=2015] W30 UCP=[YR=2015] W14 S40 E14 N40$ S40 E30 N40$ S40 E14 N40$.

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
1	0940	SHEDS/PORT	0	0	8	10	80.00	SF	19.50	19.50	100	1980	1980	3	20	312	
2	0810	CONCRETE A	0	0	0	0	320.00	SF	6.50	6.50	100	2015	2015	3	95	1,976	

LAND DESCRIPTION

TOTAL OB/XF 2,288

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	005010	A	SVCE ACRGE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	370.00	370.00	1,480							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	1.23	AC		1.00	1.00	1.00	225.00	225.00	277							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	6.23	AC		1.00	1.00	1.00	16,000.00	16,000.00	99,680							

REVIEW DATE 06/10/2021 BY KBA Total Acres: 6.23 Total Land Value: 2,257 Market: 99,680 Agricultural: 2,257 Common: 0 PRINTED 08/06/2024 BY SYS