LOT 11
PT OR 601 PG 1191
RIVERSIDE ESTATES #1 PB 5/171

NASSAU COUNTY POLITICAL SUBDIVISION OF STATE OF FL
PO BOX 1010
FERNANDINA BEACH, FL 32035-1010

2024

08-1S-23-1830-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8601	COUNTY VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9008.00		

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

CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
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		61,200
TOTAL MARKET VALUE		61,200
SOH/AGL Deduction		20,131
ASSESSED VALUE		41,069
TOTAL EXEMPTION VALUE	03	41,069
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		61,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		61,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0601/1191	7/12/1990	WD	U	V	09	100

GRANTOR: STOKES-NASSAU INC
GRANTEE: NASSAU CO POLITICAL

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	008600	C	COUNTY	0		OR	0.00	0.00	3.40	AC		1.00	1.00	1.00	18,000.00	18,000.00	61,200							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 3.40 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 08/06/2024 BY SYS