PT LOT 60 IN OR 728/73 BEING
TRACT "A"
OCEAN VIEW S/D PBK 3/4

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

2024

09-3N-29-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1041.00		

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

1230 N FLETCHER AV, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		385,022
TOTAL MARKET VALUE		385,022
SOH/AGL Deduction		0
ASSESSED VALUE		385,022
TOTAL EXEMPTION VALUE	04	385,022
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		385,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20021431	XFOB	141,500	08/20/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0728/0073	4/21/1995	WD	U	V	09	276,000
GRANTOR: CHRISHER JAMES N & VE						
GRANTEE: CITY OF FERNANDINA						
0337/0621	5/01/1981	MS	U	I		240,000
GRANTOR:						
GRANTEE:						

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	008900	C	MUNICIPAL	0		REC	121.00	100.00	121.00	FF		1.00	1.00	1.00	2,150.00	2,150.00	260,150							
2	008900	C	MUNICIPAL	0		REC	48.00	190.00	48.00	FF		1.00	1.00	1.21	2,150.00	2,601.50	124,872							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 385,022 Market: 0 Agricultural: 0 Common: 385,022 PRINTED 08/06/2024 BY SYS