S 5 FT OF PARCEL 29
FOR WALKWAY IN OR 652/730
PT OR 353/408 & OR 428/316

SMITH PETER W (1/8 INT) ET AL/AMELIA ISLAND DEV CO
PO BOX 15205
FERNANDINA BEACH, FL 32035-3104

2024

10-2N-28-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1053.00		

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

S FLETCHER AVE, 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	1,710
TOTAL LAND VALUE - MARKET	27,300
TOTAL MARKET VALUE	29,010
SOH/AGL Deduction	0
ASSESSED VALUE	29,010
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,010
TOTAL JUST VALUE	29,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6741	REPAIR/RRF	700	09/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2196/0890	5/10/2018	WD	Q	I	05	675,000
GRANTOR: BATYE RICKY N & THERE						
GRANTEE: SHAW BYERS W JR & R						
1933/0263	8/19/2014	QC	U	I	11	100
GRANTOR: BATYE RICK N & THERES						
GRANTEE: BATYE RICKY N & THE						

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	0415	BEACHWALK	0	0	331	4	1,324.00	SF	5.75	5.75	100	1996	1996	3	20	1,523	
2	0810	CONCRETE A	0	0	20	2	40.00	SF	6.50	6.50	100	1996	1996	3	72	187	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 1,710

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	000720	C	MISC RES OCE	0	0006	R-1	5.00	400.00	5.00	FF		1.00	1.00	0.91	6,000.00	5,460.00	27,300							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 27,300 Market: 0 Agricultural: 0 Common: 27,300 PRINTED 08/06/2024 BY SYS