THAT PT OF SECS 11 14 & 15
LYING SO OF ATLANTIC AVE
& N OF N LINE OF BEECH ST

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

2024

11-3N-29-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

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

2480 ATLANTIC 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		52,909
TOTAL MARKET VALUE		52,909
SOH/AGL Deduction		0
ASSESSED VALUE		52,909
TOTAL EXEMPTION VALUE	04	52,909
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		52,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		52,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0919/1300	2/10/2000	WD	U	V		77,000
GRANTOR: MURPHY TRAVIS M COUT						
GRANTEE: CITY OF FERNANDINA						
0837/0131	6/10/1998	PR	U	I	06	100
GRANTOR: HILLYER EMMA G P/R						
GRANTEE: HILLYER EMMA G						

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		CON	0.00	0.00	16.37	AC		1.00	1.00	1.00	25.00	25.00	409							
2	008900	C	MUNICIPAL	0		CON	0.00	0.00	3.00	AC		1.00	1.00	0.35	50,000.00	17,500.00	52,500							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 19.37 Total Land Value: 52,909 Market: 0 Agricultural: 0 Common: 52,909 PRINTED 08/06/2024 BY SYS