ALL SEC 12-3N-28E OR 84/293
{K/A FORT CLINCH STATE PARK}

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2024

12-3N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

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

2601 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	08/25/2020 KK
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		717,075
TOTAL MARKET VALUE		717,075
SOH/AGL Deduction		0
ASSESSED VALUE		717,075
TOTAL EXEMPTION VALUE	07	717,075
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		717,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		717,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	U	V	03	100

GRANTOR: FLORIDA BOARD OF PARK

GRANTEE: STATE OF FLORIDA TI

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	008700	C	STATE	0		REC	0.00	0.00	31.87	AC		1.00	1.00	0.15	150,000.00	22,500.00	717,075							

REVIEW DATE 08/25/2020 BY KK Total Acres: 31.87 Total Land Value: 717,075 Market: 0 Agricultural: 0 Common: 717,075 PRINTED 08/06/2024 BY SYS