PT GOVT LOT 2 OF SEC 14-2N-28E
IN OR 1386/1805

MPS PROPERTIES LLC
PO BOX 2259
MOULTRIE, GA 31776-2259

2024

14-2N-28-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3028.00		

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

STEWART AV, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	533,250
TOTAL MARKET VALUE	533,750
SOH/AGL Deduction	46,922
ASSESSED VALUE	486,828
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	486,828
TOTAL JUST VALUE	533,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	533,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805237	DEMOLITION	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1402/0129	4/06/2006	QC	U	I	07	100
GRANTOR: SWINSON JOHN S						
GRANTEE: SWINSON JOHN T						
1386/1805	2/06/2006	WD	U	I	06	100
GRANTOR: SWINSON JOHN T						
GRANTEE: MPS PROPERTIES LLC						

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
1	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1946	1946	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	000792	C	MISC RES DEV	0		RSF-2	0.00	0.00	2.37	AC		1.00	1.00	1.00	225,000.00	225,000.00	533,250							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 2.37 Total Land Value: 533,250 Market: 0 Agricultural: 0 Common: 533,250 PRINTED 08/06/2024 BY SYS