ALL OF SEC 14-3N-29E LYING N
OF CENTER ST IN OR 84/293
(EX TARPON AV R/W & EX LIFT

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2024

14-3N-29-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

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 AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/24/2021 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		4,275,000
TOTAL MARKET VALUE		4,275,000
SOH/AGL Deduction		0
ASSESSED VALUE		4,275,000
TOTAL EXEMPTION VALUE	07	4,275,000
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,275,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,275,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161247	CHANGEOUT 4 TON U	2,900	05/02/2016
20160612	C/O 3 TON HEAT PU	3,725	03/07/2016
20122234	REMODEL	9,600	11/01/2012
20111312	NEW CONSTR	225,000	08/09/2012
20120372	REINSTALL DUCTS	800	03/06/2012
20120326	INSTALL NEW FLOOR	9,200	02/29/2012

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		C-1	0.00	0.00	190.00	AC		1.00	1.00	0.15	150,000.00	22,500.00	4,275,000							

REVIEW DATE 08/24/2021 BY KK Total Acres: 190.00 Total Land Value: 4,275,000 Market: 0 Agricultural: 0 Common: 4,275,000 PRINTED 08/06/2024 BY SYS