PT GOVT LOT 3 OF SEC 16-2N-28E
IN OR 2304/1729 (EX SOVEREIGN
LANDS & EX PT IN OR 1853/1432)

KEOGH PATRICK J &/CLARK FRANCES P
95032 SPRINGTIDE LANE
FERNANDINA BEACH, FL 32034

2024

16-2N-28-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3001.00		

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

W SIDE A1A, 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	0
TOTAL LAND VALUE - MARKET	499
TOTAL MARKET VALUE	499
SOH/AGL Deduction	0
ASSESSED VALUE	499
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	499
TOTAL JUST VALUE	499
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	499

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2304/1729	9/12/2019	WD	U	V	37	4,000
GRANTOR: PHILIPS ENTERPRISES L						
GRANTEE: KEOGH PATRICK J & F						
2227/1373	9/27/2018	WD	U	V	11	100
GRANTOR: COLLINS JANE GARRETT						
GRANTEE: PHILIPS ENTERPRISES						

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	009615	C	SLOUGH-MAS	0		OR	0.00	0.00	19.95	AC		1.00	1.00	1.00	25.00	25.00	499							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 19.95 Total Land Value: 499 Market: 0 Agricultural: 0 Common: 499 PRINTED 08/06/2024 BY SYS