

GOVT LOT 2, PT N1/2 GOVT LOT 3
& W1/2 OF NE1/4, W1/2 OF SE1/4
& W1/2 OF SEC 17-2N-28E IN

STATE OF FLORIDA TITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2024

17-2N-28-0000-0002-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																		
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																																
															VALUATION BY STANDARD																																		
					Tax Group: 8										Tax Dist:																																		
					BUILDING MARKET VALUE										0																																		
					TOTAL MARKET OB/XF VALUE										0																																		
					TOTAL LAND VALUE - MARKET										24,265																																		
					TOTAL MARKET VALUE										24,265																																		
					SOH/AGL Deduction										0																																		
					ASSESSED VALUE										24,265																																		
					TOTAL EXEMPTION VALUE										07 24,265																																		
					BASE TAXABLE VALUE										0																																		
DOR CODE					8000					VAC GOVERNMENTAL																																							
MAP NUM										MKT AREA					04																																		
NEIGHBORHOOD/LOC					3001.00																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
TOTALS																																																	
EXTRA FEATURES					FLORENCE POINT DR, FERNANDINA BEACH																																												
L N	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																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	009625	C	MARSH EXMT	0		OR	0.00	0.00	242.65	AC		1.00	1.00	1.00	100.00	100.00	24,265																																
REVIEW DATE					01/16/2024					BY					KBA					Total Acres: 242.65					Total Land Value: 24,265					Market: 0					Agricultural: 0					Common: 24,265					PRINTED 08/06/2024 BY SYS				