PT OF GOVT LOT 3
IN OR 1002/607
EX R/W OR 605/1170

GILL CECIL A
770 GEIGER ROAD
FERNANDINA BEACH, FL 32034

2024

20-4N-25-0000-0006-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

GODWIN PL, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,288
TOTAL LAND VALUE - MARKET	45,150
TOTAL MARKET VALUE	51,438
SOH/AGL Deduction	14,392
ASSESSED VALUE	37,046
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,046
TOTAL JUST VALUE	51,438
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1002/0607	8/10/2001	QC	U	I	01	100
GRANTOR: GILL NOLAN JR						
GRANTEE: GILL CECIL A						
0857/0284	11/30/1998	QC	U	I	01	100
GRANTOR: GILL NOLAN SR						
GRANTEE: GILL NOLAN JR						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1960	1960	3	100	6,000	
2	0351	CARPORT MT	0	0	20	18	360.00	SF	4.00	4.00	100	2002	2002	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 6,288

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	1.29	AC		1.00	1.00	1.00	35,000.00	35,000.00	45,150							

REVIEW DATE 08/31/2022 BY KBA Total Acres: 1.29 Total Land Value: 45,150 Market: 0 Agricultural: 0 Common: 45,150 PRINTED 08/06/2024 BY SYS