LOT N1/2 OF 10 & LOT 11
IN OR 264 PG 524
G A PRINCE SURVEY

WILLIAMS LAWRENCE & JERELINE
96246 MT ZION LOOP
YULEE, FL 32097

2024

24-2N-28-4940-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4025.00		

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

46 ZION CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	22,800
TOTAL MARKET VALUE	28,800
SOH/AGL Deduction	5,340
ASSESSED VALUE	23,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,460
TOTAL JUST VALUE	28,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5966	REMODEL	2,600	08/30/1989
6171	REMODEL	1,200	08/30/1989
3635	REMODEL	1,200	08/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0264/0524	5/01/1978	MS	U	V		1,500

GRANTOR:
GRANTEE:

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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		RM	75.00	113.00	0.19	AC		1.00	1.00	1.50	80,000.00	120,000.00	22,800							

REVIEW DATE 02/22/2022 BY KWA Total Acres: 0.19 Total Land Value: 22,800 Market: 0 Agricultural: 0 Common: 22,800 PRINTED 08/06/2024 BY SYS