

BLOCK 1 LOT 22
PT OR 1321/159
NASSAUVILLE WOODS PB 5/126

MACDONALD IWONA J & ANDREW M
REGENCY HOUSE, LUTTON GOWTS
LINCOLNSHIRE PE129LQ,

2024

25-2N-27-1475-0001-0220

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	VALUATION SUMMARY														
															VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 163,500 TOTAL MARKET VALUE 163,500 SOH/AGL Deduction 76,985 ASSESSED VALUE 86,515 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 86,515 TOTAL JUST VALUE 163,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 163,500														
DOR CODE 0000 VACANT															PERMIT NUM				DESCRIPTION				AMT		ISSUED				
MAP NUM MKT AREA 04																													
NEIGHBORHOOD/LOC 4004.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS															BLD DATE				LGL DATE				05/26/2023		MLU				
EXTRA FEATURES															XF DATE				LAND DATE										
LIL WILLIAM RD, FERNANDINA BEACH															INC DATE				AG DATE										
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													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
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	000116	C	SFR MARSH	0		OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	150,000.00	150,000.00	163,500												
REVIEW DATE 05/26/2023 BY MLU Total Acres: 1.09 Total Land Value: 163,500 Market: 0 Agricultural: 0 Common: 163,500 PRINTED 08/06/2024 BY SYS																													