LOT 15
PT OR 1503/1407
SOUTHERN CREEK PB 7/133

POPP JOHN F
12316 ABOITE CENTER ROAD
FORT WAYNE, IN 46814

2024

25-2N-27-1980-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4061.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85224 SOUTHERN CREEK BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	116,000
TOTAL MARKET VALUE	116,000
SOH/AGL Deduction	52,200
ASSESSED VALUE	63,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,800
TOTAL JUST VALUE	116,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/1407	6/06/2007	WD	Q	V		445,000
GRANTOR: ADAMS HERBERT & GLORI						
GRANTEE: POPP JOHN F						
1345/1035	8/26/2005	WD	Q	V		250,000
GRANTOR: HOLLAND/ZELL DEVELOPM						
GRANTEE: ADAMS HERBERT & GLO						

BUILDING NOTES

BUILDING DIMENSIONS

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	000116	C	SFR MARSH	0		RSF-1	0.00	0.00	0.58	AC		1.00	1.00	2.00	100,000.00	200,000.00	116,000							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.58 Total Land Value: 116,000 Market: 0 Agricultural: 0 Common: 116,000 PRINTED 08/06/2024 BY SYS