IN OR 2385/1983
PARCELS 1-5 1-12 & 1-13

RAULERSON STEPHEN DALE & BROOKE JONENE
2383 JAMESTOWN RD
FERNANDINA BEACH, FL 32034

2024

25-2N-28-0000-0001-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

96137 BLACKROCK RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
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	12,000
TOTAL LAND VALUE - MARKET	274,080
TOTAL MARKET VALUE	286,080
SOH/AGL Deduction	69,899
ASSESSED VALUE	216,181
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,181
TOTAL JUST VALUE	286,080
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230008010			06/22/2023
961413	MH 50X30	0	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2385/1983	8/21/2020	WD	Q	I	01	195,000
GRANTOR: HARTLEY JAMES E						
GRANTEE: RAULERSON STEPHEN D						
1834/0653	11/01/2012	PR	U	I	19	100
GRANTOR: HARTLEY JAMES E P/R						
GRANTEE: HARTLEY JAMES E						

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	1996	1996	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1996	1996	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000715	C	MISC RES AC	0		OR	0.00	0.00	11.42	AC		1.00	1.00	0.30	80,000.00	24,000.00	274,080							

REVIEW DATE 07/17/2024 BY NW Total Acres: 11.42 Total Land Value: 274,080 Market: 0 Agricultural: 0 Common: 274,080 PRINTED 08/06/2024 BY SYS