PT GOVT LOT 1
IN OR 1899/142

STATE OF FLORIDA DOT
1109 SOUTH MARION AVENUE
LAKE CITY, FL 32025-5874

2024

27-2N-28-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

A1A/SR 200 SR, FERNANDINA BEACH

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		0
TOTAL LAND VALUE - MARKET		250,365
TOTAL MARKET VALUE		250,365
SOH/AGL Deduction		72,573
ASSESSED VALUE		177,792
TOTAL EXEMPTION VALUE	05	177,792
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		250,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1899/0142	1/07/2014	MS	U	V	18	100

GRANTOR: IONCRIST LVG TRUST
GRANTEE: STATE OF FLORIDA DO

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

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	008700	C	STATE	0		OR	0.00	0.00	3.33	AC		1.00	1.00	1.00	75,000.00	75,000.00	249,750							
2	009630	C	SWAMP	0		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	500.00	500.00	250							
3	009602	C	RETENTION PO	0		OR	0.00	0.00	3.65	AC		1.00	1.00	1.00	100.00	100.00	365							

REVIEW DATE 07/13/2020 BY KWA Total Acres: 7.48 Total Land Value: 250,365 Market: 0 Agricultural: 0 Common: 250,365 PRINTED 08/06/2024 BY SYS