

TRACT G
PT OR 1100/212
CONSERVATION WETLANDS

BEACHWAY AT NASSAU LAKES OWNERS ASSOCIATION INC
1880 S 14TH ST SUITE #103
FERNANDINA BEACH, FL 32034

2024

27-2N-28-014B-000G-0000
VALUATION SUMMARY

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																																																																																																																																																					
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																																																																																		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1100/0212	12/11/2002	QC	U	V	06	100
GRANTOR: OCEAN REACH JOINT VEN						
GRANTEE: BEACHWAY @ NASSAU L						

EXTRA FEATURES															TOTAL OB/XF				
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			
PARLIAMENT DR, FERNANDINA BEACH															0				

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							