PT OF GOVT LOT 1 IN SEC
29-3N-28E IN OR 2425/1059
ANNEXED CITY #2006-02

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

**2024**

**29-3N-28-0000-0002-0020**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 8900 | MUNICIPAL | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 2003.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

OFF DRURY RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 601,875 |
| TOTAL MARKET VALUE | | 601,875 |
| SOH/AGL Deduction | | 585,691 |
| ASSESSED VALUE | | 16,184 |
| TOTAL EXEMPTION VALUE | 04 | 16,184 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 601,875 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 601,875 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2425/1059 | 1/13/2021 | WD | U | V | 18 | 720,000 |
| GRANTOR: PHEASANT RUN LLC | | | | | | |
| GRANTEE: CITY OF FERNANDINA | | | | | | |
| 2311/1334 | 10/10/2019 | QC | U | V | 11 | 100 |
| GRANTOR: KEFFER RICHARD W III | | | | | | |
| GRANTEE: PHEASANT RUN LLC | | | | | | |

## 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 | 008900 | C | MUNICIPAL | 0 | | CON | 0.00 | 0.00 | 5.35 | AC | | 1.00 | 1.00 | 0.90 | 125,000.00 | 112,500.00 | 601,875 | | | | | | | |

REVIEW DATE 02/01/2024 BY KBA Total Acres: 5.35 Total Land Value: 601,875 Market: 0 Agricultural: 0 Common: 601,875 PRINTED 08/06/2024 BY SYS