



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 571,500 TOTAL MARKET VALUE 571,500 SOH/AGL Deduction 236,806 ASSESSED VALUE 334,694 TOTAL EXEMPTION VALUE 02 334,694 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 571,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 381,000											
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1998/1541 8/21/2015 SW U V 12 325,000 GRANTOR: WHITNEY BANK GRANTEE: LEGACY BAPTIST CHUR 1965/0856 2/17/2015 CT U V 18 100 GRANTOR: CLERK OF COURT GRANTEE: WHITNEY BANK											
MAP NUM		MKT AREA 04																		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
NEIGHBORHOOD/LOC		4005.00								OLD NASSAUVILLE RD, FERNANDINA BEACH										BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
					TOTALS																										
EXTRA FEATURES																															
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																
															LAND DESCRIPTION																
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	000192	C	UNDEVELOP	0		OR	0.00	0.00	7.62	AC		1.00	1.00	1.00	75,000.00	75,000.00	571,500														
															TOTAL OB/XF																
															0																
REVIEW DATE 02/08/2024 BY KBA Total Acres: 7.62 Total Land Value: 571,500 Market: 0 Agricultural: 0 Common: 571,500 PRINTED 08/06/2024 BY SYS																															