

PT SAMUEL HARRISON GRANT  
 SEC 44-2N-28E IN OR 178/534  
 (EX R/W IN OR 672/449)

TOWNS VIRGINIA L L/E/  
 941412 OLD NASSAUVILLE ROAD  
 FERNANDINA BEACH, FL 32034

2024

32-2N-28-0000-0013-0000



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 162,000 TOTAL MARKET VALUE 162,000 SOH/AGL Deduction 69,243 ASSESSED VALUE 92,757 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 92,757 TOTAL JUST VALUE 162,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 162,000											
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2575/0642 5/17/2022 LE U V 11 100 GRANTOR: TOWNS VIRGINIA L GRANTEE: TOWNS VIRGINIA L RE											
MAP NUM		MKT AREA 04																		BUILDING NOTES BUILDING DIMENSIONS											
NEIGHBORHOOD/LOC		4005.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
					TOTALS BLD DATE LGL DATE XF DATE LAND DATE 05/30/2023 MLU INC DATE																										
EXTRA FEATURES										OLD NASSAUVILLE RD, FERNANDINA BEACH																					
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	000000	C	VAC RES	0		OR	0.00	0.00	2.16	AC		1.00	1.00	1.00	75,000.00	75,000.00	162,000														
REVIEW DATE 05/30/2023 BY MLU Total Acres: 2.16 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000																PRINTED 08/06/2024 BY SYS															