

PT SAMUEL HARRISON GRANT
 SEC 44-2N-28E PT OR 2126/1238
 (EX R/W IN OR 672/449)

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

2024

32-2N-28-0000-0017-0000



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																					
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 79,500 TOTAL MARKET VALUE 79,500 SOH/AGL Deduction 32,941 ASSESSED VALUE 46,559 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 46,559 TOTAL JUST VALUE 79,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 79,500																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2575/0638</td> <td>5/17/2022</td> <td>LE</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: TOWNS VIRGINIA L GRANTEE: TOWNS VIRGINIA L RE 2126/1238 6/13/2017 FJ U V 11 100 GRANTOR: TOWNS THURSTON EDWIN GRANTEE: TOWNS VIRGINIA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2575/0638	5/17/2022	LE	U	I	11	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
2575/0638	5/17/2022	LE	U	I	11	100																																					
TOTALS EXTRA FEATURES										BLD DATE XF DATE INC DATE OLD NASSAUVILLE RD, FERNANDINA BEACH										LGL DATE LAND DATE AG DATE 05/30/2023 MLU																							
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																											
																	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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.06	AC		1.00	1.00	1.00	75,000.00	75,000.00	79,500																										
REVIEW DATE 05/30/2023 BY MLU Total Acres: 1.06 Total Land Value: 79,500 Market: 0 Agricultural: 0 Common: 79,500 PRINTED 08/06/2024 BY SYS																																											