PT NW1/4 OF SW1/4 OF
SEC 32-2N-28E IN OR 1423/1481

BLUE ROBERT E
PO BOX 1932
FERNANDINA BEACH, FL 32035-1932

**2024**

**32-2N-28-0000-0025-0020**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4005.00 | | |

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

HENDRICKS RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/30/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 — 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 63,016 |
| TOTAL MARKET VALUE | 63,016 |
| SOH/AGL Deduction | 20,129 |
| ASSESSED VALUE | 42,887 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 42,887 |
| TOTAL JUST VALUE | 63,016 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 135,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1423/1481 | 6/01/2006 | PR | U | V | 19 | 100 |
| GRANTOR: BLUE JAMES C JR P/R O | | | | | | |
| GRANTEE: BLUE ROBERT E | | | | | | |
| 0851/0252 | 10/05/1998 | QC | U | I | 06 | 100 |
| GRANTOR: BLUE JAMES C | | | | | | |
| GRANTEE: BLUE JAMES & HAZEL | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 000115 | C | SFR ACRES | 0 | | OR | 0.00 | 0.00 | 0.84 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 63,000 | | | | | | | |
| 2 | 009400 | C | RIGHTOFWAY | 0 | | | | | 0.16 | AC | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 16 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 04/08/2024 BY NWA Total Acres: 1.00 Total Land Value: 63,016 Market: 0 Agricultural: 0 Common: 63,016 PRINTED 08/06/2024 BY SYS