BLOCK 1 LOT 17
IN OR 1969/435
BIG OAK PB 5/357 &

STRICKLAND ALVIN J & PEGGY D
95148 COOK RD
FERNANDINA BEACH, FL 32034

2024

32-2N-28-0150-0001-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

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

1548 BIG OAK PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	159,375
TOTAL MARKET VALUE	159,375
SOH/AGL Deduction	46,240
ASSESSED VALUE	113,135
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,135
TOTAL JUST VALUE	159,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1969/0435	3/02/2015	TD	Q	V	02	25,000
GRANTOR: SHEFFIELD WILLIAM F F						
GRANTEE: STRICKLAND ALVIN J						
1785/1408	3/22/2012	WD	U	V	12	19,500
GRANTOR: MURRAY KENNETH E						
GRANTEE: SHEFFIELD J HOWARD						

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	000000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							
2	000000	C	VAC RES	0		RSF-1	0.00	0.00	2.50	AC		1.00	1.00	0.45	75,000.00	33,750.00	84,375							

REVIEW DATE 05/30/2023 BY MLU Total Acres: 2.50 Total Land Value: 159,375 Market: 0 Agricultural: 0 Common: 159,375 PRINTED 08/06/2024 BY SYS