

PT E1/2 OF SE1/4 OF NW1/4 OF
NW1/4 SEC 36-2N-24E
IN OR 2570/1699 PARCEL 1

SPENCE JONATHAN TAYLOR
309 S 16TH STREET
FERNANDINA BEACH, FL 32034

2024

36-2N-24-0000-0004-0030



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 STANDARD																																		
					Tax Group: 6										Tax Dist:																																		
					BUILDING MARKET VALUE										0																																		
					TOTAL MARKET OB/XF VALUE										0																																		
					TOTAL LAND VALUE - MARKET										75,300																																		
					TOTAL MARKET VALUE										75,300																																		
					SOH/AGL Deduction										0																																		
					ASSESSED VALUE										75,300																																		
					TOTAL EXEMPTION VALUE										0																																		
					BASE TAXABLE VALUE										75,300																																		
DOR CODE					0000					VACANT																																							
MAP NUM										MKT AREA					08																																		
NEIGHBORHOOD/LOC					8001.00																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
TOTALS																																																	
EXTRA FEATURES					COQUINA WAY, CALLAHAN										BLD DATE					LGL DATE					06/13/2023 MLU																								
															XF DATE					LAND DATE																													
															INC DATE					AG DATE																													
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																	TOTAL OB/XF 0																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0007	OR	0.00	0.00	2.51	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,300																																
REVIEW DATE					06/13/2023					BY					MLU					Total Acres: 2.51					Total Land Value: 75,300					Market: 0					Agricultural: 0					Common: 75,300					PRINTED 08/06/2024 BY SYS				