

LOT 14
IN OR 2505/469
CORNWALL SURVEY

STURGES DANIEL DAVID &/CHASE SUSANNAH STURGES
319 BENJAMIN ST
FERNANDINA BEACH, FL 32034

2024

36-4N-23-2020-0014-0000



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 190,000 TOTAL MARKET VALUE 3,475 SOH/AGL Deduction 0 ASSESSED VALUE 3,475 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,475 TOTAL JUST VALUE 190,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 190,000																							
																				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>2505/0469</td> <td>10/14/2021</td> <td>PR</td> <td>U</td> <td>V</td> <td>19</td> <td>100</td> </tr> </tbody> </table> GRANTOR: STURGES DANIEL K JR ES GRANTEE: STURGES DANIEL DAVI 1071/1585 7/30/2002 QC U V 01 100 GRANTOR: STURGES ISABELL R GRANTEE: STURGES DAVID K JR										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2505/0469	10/14/2021	PR	U	V	19	100
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
2505/0469	10/14/2021	PR	U	V	19	100																																					
TOTALS EXTRA FEATURES										GEIGER RD, HILLIARD BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/15/2023 MLU										BUILDING NOTES 																							
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 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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	415.00	415.00	2,905																										
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	190.00	190.00	570																										
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000																										
REVIEW DATE 06/15/2023 BY MLU Total Acres: 10.00 Total Land Value: 3,475 Market: 190,000 Agricultural: 3,475 Common: 0 PRINTED 08/06/2024 BY SYS																																											