IN OR 2193/56
ESMT PT OR 746/1049

WATSON HELEN LOUISE KING L/E/
5851 LUSAID DRIVE
JACKSONVILLE, FL 32209

2024

40-2N-28-0000-0051-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

96034 STAGHORN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	38,250
TOTAL MARKET VALUE	50,250
SOH/AGL Deduction	8,120
ASSESSED VALUE	42,130
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,130
TOTAL JUST VALUE	50,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2626/482	3/17/2023	FJ	U	I	11	0
GRANTOR: WATSON WILLIAM ESTATE						
GRANTEE: WATSON HELEN LOUISE						
2193/0056	4/11/2018	QC	U	I	11	100
GRANTOR: WATSON NINA GUARDIAN						
GRANTEE: WATSON NINA & NICAR						

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
1	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1956	1956	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1956	1956	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000001	C	V RS W/XFOB	0		RSF-2	84.00	120.00	1.00	LT		1.00	1.00	0.85	45,000.00	38,250.00	38,250							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 08/06/2024 BY SYS