PT WILLIAM BERRIE GRANT
SEC 40-2N-28E IN OR 1934/1402

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2024

40-2N-28-0000-0061-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
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

WOODBRIDGE PKWY, FERNANDINA BEACH

BLD DATE	08/10/2020	KK	LGL DATE	05/31/2023 MLU
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		14,254
TOTAL LAND VALUE - MARKET		4,875
TOTAL MARKET VALUE		19,129
SOH/AGL Deduction		7,576
ASSESSED VALUE		11,553
TOTAL EXEMPTION VALUE	04	11,553
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		19,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		19,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1934/1402	8/19/2014	SW	U	V	20	100

GRANTOR: SYNOVUS BANK

GRANTEE: JEA

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	0424	CL FNC 6'	0	0	0	0	185.00	LF	20.00	20.00	100	2005	2005	3	66	2,442	
2	0810	CONCRETE A	0	0	51	34	1,734.00	SF	6.50	6.50	100	2005	2005	3	86	9,693	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	66	396	
4	0819	CONC 12"	0	0	23	7	161.00	SF	9.50	9.50	100	2005	2005	3	86	1,315	
5	0810	CONCRETE A	0	0	0	0	73.00	SF	6.50	6.50	100	2005	2005	3	86	408	

LAND DESCRIPTION

TOTAL OB/XF 14,254

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	009100	C	UTILITY	0		PUD	0.00	0.00	0.07	AC		1.00	1.00	1.00	75,000.00	75,000.00	4,875							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.07 Total Land Value: 4,875 Market: 0 Agricultural: 0 Common: 4,875 PRINTED 08/06/2024 BY SYS