PT D FERNANDEZ GRANT
SEC 43-2N-28E IN OR 2209/939

THRIFT BARBARA ANN/THRIFT BILLIE B
726 SOUTH 15TH STREET
FERNANDINA BEACH, FL 32034

2024

43-2N-28-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9400	RIGHTS-OF-WAY	
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

TAMMY TRL, 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	8,625
TOTAL MARKET VALUE	8,625
SOH/AGL Deduction	3,573
ASSESSED VALUE	5,052
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,052
TOTAL JUST VALUE	8,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2209/0939	7/09/2018	PR	U	V	19	100
GRANTOR: THRIFT BARBARA & BILL						
GRANTEE: THRIFT BARBARA ANN						
2144/0927	7/20/2017	QC	U	V	11	100
GRANTOR: THRIFT GEORGE H JR						
GRANTEE: HORTON JOHN D JR						

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	000115	C	SFR ACRES	0		OR	0.00	0.00	0.23	AC		1.00	1.00	0.50	75,000.00	37,500.00	8,625							

REVIEW DATE 05/30/2023 **BY** MLU Total Acres: 0.23 Total Land Value: 8,625 Market: 0 Agricultural: 0 Common: 8,625 **PRINTED** 08/06/2024 BY SYS