PT D FERNANDEZ GRANT
BEING PARCEL 1 IN OR 2515/434
ESMT OR 1379/514 & OR 1466/408

FETTIG CARRIE/PURDY DANIEL
PO BOX 16714
FERNANDINA BEACH, FL 32035

2024

43-2N-28-0000-0001-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

FRANK WARD RD, 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	0
TOTAL LAND VALUE - MARKET	88,868
TOTAL MARKET VALUE	88,868
SOH/AGL Deduction	0
ASSESSED VALUE	88,868
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,868
TOTAL JUST VALUE	88,868
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2515/0434	11/17/2021	WD	Q	V	05	100,000
GRANTOR: WARD FRANK GLEASON						
GRANTEE: FETTIG CARRIE & DAN						
2515/0431	11/16/2021	TD	U	V	11	100
GRANTOR: TRUST F/B/O FRANK GLE						
GRANTEE: WARD FRANK GLEASON						

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	000116	C	SFR MARSH	0		OR	0.00	0.00	1.23	AC		1.00	1.00	0.85	85,000.00	72,250.00	88,868							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 1.23 Total Land Value: 88,868 Market: 0 Agricultural: 0 Common: 88,868 PRINTED 08/06/2024 BY SYS