PT SAM HARRISON GRANT
SEC 44-2N-28E IN OR 1324/430
ESMT IN PT OR 855/689

RUSSELL BRYON J
1663 NW 16TH LN
JENNINGS, FL 32035

2024

44-2N-28-0000-0002-0040

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

MANGO 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	0
TOTAL LAND VALUE - MARKET	293,400
TOTAL MARKET VALUE	293,400
SOH/AGL Deduction	54,752
ASSESSED VALUE	238,648
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,648
TOTAL JUST VALUE	293,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1324/0430	6/09/2005	WD	Q	V		350,000
GRANTOR: TRAUSS GEORGETTE BART						
GRANTEE: RUSSELL BRYON J						
0855/0678	11/10/1998	WD	U	V	06	18,700
GRANTOR: BARTELL ROBERT J & GE						
GRANTEE: TRAUSS GEORGETTE BA						

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	000131	C	SFR CANAL	0		OR	0.00	0.00	3.26	AC		1.00	1.00	0.90	100,000.00	90,000.00	293,400							

REVIEW DATE 02/08/2024 **BY** KBA Total Acres: 3.26 Total Land Value: 293,400 Market: 0 Agricultural: 0 Common: 293,400 **PRINTED** 08/06/2024 **BY** SYS