PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 2370/1224

VIZCAINO JOSE JR
95667 WILDER BLVD
FERNANDINA BEACH, FL 32034

2024

44-2N-28-0000-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

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

ARBOR LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	91,000
TOTAL MARKET VALUE	91,000
SOH/AGL Deduction	26,650
ASSESSED VALUE	64,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,350
TOTAL JUST VALUE	91,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11498	MECH OTHER	0	05/01/2006
P11104	OTHER	0	05/01/2006
B0311728	NEW CONSTR	0	12/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2370/1224	6/23/2020	QC	U	V	11	20,000
GRANTOR: MURRAY GERALD L & ELI						
GRANTEE: VIZCAINO JOSE JR						
2296/1297	8/01/2019	PR	U	V	19	100
GRANTOR: VIZCANIO JOSE JR P/R						
GRANTEE: VIZCAINO JOSE 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	000100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.30	70,000.00	91,000.00	91,000							

REVIEW DATE 03/13/2024 BY MLU Total Acres: 0.00 Total Land Value: 91,000 Market: 0 Agricultural: 0 Common: 91,000 PRINTED 08/06/2024 BY SYS