PT OF LOT 62 IN OR 622/433
(EX PT IN OR 1382/1293)
RAINBOW ACRES SUB UNR PLAT

NELSEN REBA
1460 THOREAU ST
TITUSVILLE, FL 32780

2024

44-2N-28-5210-0062-0020

NASSAU COUNTY PROPERTY

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

ALLIGATOR CREEK RD, FERNANDINA BEACH

BLD DATE	06/08/2007	RK	LGL DATE	05/30/2023 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	0
TOTAL LAND VALUE - MARKET	3,375
TOTAL MARKET VALUE	3,375
SOH/AGL Deduction	1,398
ASSESSED VALUE	1,977
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,977
TOTAL JUST VALUE	3,375
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0622/0433	3/12/1991	WD	Q	I		46,000
GRANTOR: PETERSON HYDIE R III						
GRANTEE: NELSEN KENNETH R &						
0297/0517	8/01/1979	WD	U	V		17,900
GRANTOR:						
GRANTEE:						

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		RSF-1	0.00	0.00	0.09	AC		1.00	1.00	0.50	75,000.00	37,500.00	3,375							

REVIEW DATE 05/30/2023 BY MLU Total Acres: 0.09 Total Land Value: 3,375 Market: 0 Agricultural: 0 Common: 3,375 PRINTED 08/06/2024 BY SYS