PT JOHN CHRISTOPHER GRANT
SEC 45-2N-28E IN OR 2090/1223

SIMMONS EVETT L REVOC TRUST
7843 SABAL LAKE DRIVE
PORT ST LUCIE, FL 34986

2024

45-2N-28-0000-0011-0010

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

ALBERT WAY, 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	519,000
TOTAL MARKET VALUE	519,000
SOH/AGL Deduction	243,167
ASSESSED VALUE	275,833
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	275,833
TOTAL JUST VALUE	519,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	484,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2090/1223	12/19/2016	QC	U	V	11	100
GRANTOR: SIMMONS EVETT L						
GRANTEE: EVETT L SIMMONS REV						
1530/0506	10/12/2007	WD	U	V	07	100
GRANTOR: ALBERT EUGENE TRUSTEE						
GRANTEE: SIMMONS EVETT L						

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	000130	C	SFR WATER	0		RSF-1	200.00	300.00	173.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	519,000							

REVIEW DATE 05/30/2023 BY MLU Total Acres: 0.00 Total Land Value: 519,000 Market: 0 Agricultural: 0 Common: 519,000 PRINTED 08/06/2024 BY SYS