

LOT 13
PT OR 1839/1574
ESMT PT OR 1781/1337

LEE JOSEPH S JR/LEE DAWN M ET AL
94121 PALM CIR S
FERNANDINA BEACH, FL 32034

2024

45-2N-28-525D-0013-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD															
														VALUATION BY															
														Tax Group: 4															
														Tax Dist:															
														BUILDING MARKET VALUE															
														TOTAL MARKET OB/XF VALUE															
														TOTAL LAND VALUE - MARKET															
														TOTAL MARKET VALUE															
														SOH/AGL Deduction															
														ASSESSED VALUE															
														TOTAL EXEMPTION VALUE															
														BASE TAXABLE VALUE															
														TOTAL JUST VALUE															
														NCON VALUE															
														INCOME VALUE															
														PREVIOUS YEAR MKT VALUE															
DOR CODE														0000 VACANT															
MAP NUM														MKT AREA															
NEIGHBORHOOD/LOC														4003.00															
AREA TYPE														TOTAL GROSS AREA															
PCT OF BASE														TOT ADJ AREA															
SUBAREA MARKET VALUE																													
TOTALS																													
EXTRA FEATURES														W PALM CR, FERNANDINA BEACH															
L N														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																													
1 0300														BOAT DCK W															
2 0350														CARPORT WD															
3 0317														DCK PLNG W															
4 0300														BOAT DCK W															
LAND DESCRIPTION														TOTAL OB/XF															
L N														USE CODE															
CLS														LAND USE DESCRIPTION															
CAP														R D															
LOC ZONE														FRONT															
DEPTH														TOT LND UTS															
UNIT TYPE														D T															
DPHT 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															
RM														0.00															
0.00														0.71															
AC														1.00															
1.00														1.00															
1.00														150,000.00															
150,000.00														106,500															
REVIEW DATE														02/08/2024															
BY														KBA															
Total Acres:														0.71															
Total Land Value:														106,500															
Market:														0															
Agricultural:														0															
Common:														106,500															
PRINTED														08/06/2024 BY SYS															