LOT 1
IN OR 1146/1332
SHEFFIELD BLUFF PB 6/209

MCINTYRE MELISSA MAE
2872 LANTANA LAKES DR EAST
JACKSONVILLE, FL 32246

2024

45-2N-28-549S-0001-0000

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

COOK RD, 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	742,500
TOTAL MARKET VALUE	742,500
SOH/AGL Deduction	383,130
ASSESSED VALUE	359,370
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,370
TOTAL JUST VALUE	742,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1146/1332	6/19/2003	WD	Q	V		300,000
GRANTOR: KOTT EDWARD J & JEANN						
GRANTEE: MCINTYRE MELISSA MA						
0968/1054	1/19/2001	WD	Q	V		142,000
GRANTOR: SHEFFIELD WILLIAM F E						
GRANTEE: KOTT EDWARD J & JEA						

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	0005	RSF-1	110.00	779.00	110.00	FF		1.00	1.00	0.90	7,500.00	6,750.00	742,500							

REVIEW DATE 05/30/2023 BY MLU Total Acres: 0.00 Total Land Value: 742,500 Market: 0 Agricultural: 0 Common: 742,500 PRINTED 08/06/2024 BY SYS