LOT 12
KINGS PLANTATION PB 6/235

BUSBEE CELESTE Z
942704 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2024

49-4N-25-4201-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5002.00		

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

RIVER BLUFF DR, HILLIARD

BLD DATE		LGL DATE	
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	78,400
TOTAL MARKET VALUE	78,400
SOH/AGL Deduction	49,118
ASSESSED VALUE	29,282
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,282
TOTAL JUST VALUE	78,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2495/0883	7/22/2021	QC	U	V	11	100
GRANTOR: BUSBEE LEON						
GRANTEE: BUSBEE CELESTE Z						
1195/1497	12/16/2003	WD	Q	V		37,450
GRANTOR: ALLISON LANDS INC						
GRANTEE: BUSBEE CELESTE Z &						

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	000000	C	VAC RES	0		OR	0.00	0.00	2.24	AC		1.00	1.00	1.00	35,000.00	35,000.00	78,400							

REVIEW DATE 05/24/2023 BY KWA Total Acres: 2.24 Total Land Value: 78,400 Market: 0 Agricultural: 0 Common: 78,400 PRINTED 08/06/2024 BY SYS