IN OR 2646/140
PARCELS 22 & 22-1
ANNEXED CITY # 4-0-2006

NEW HORIZONE LLC
1852 DRURY ROAD
FERNANDINA BEACH, FL 32034

2024

51-2N-25-0000-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

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

HWY US 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/12/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	214,087
TOTAL MARKET VALUE	214,087
SOH/AGL Deduction	0
ASSESSED VALUE	214,087
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,087
TOTAL JUST VALUE	214,087
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/140	6/05/2023	WD	U	V	37	225,000
GRANTOR: COASTAL HOMES SERVICE						
GRANTEE: NEW HORIZONE LLC						
2292/1882	7/12/2019	WD	U	V	37	26,500
GRANTOR: PINK LLC						
GRANTEE: COASTAL HOMES SERVI						

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	001000	C	COMMERCIAL	0		INTNS			87,120.00	SF		1.00	1.00	0.55	2.50	1.38	119,790							
2	001000	C	COMMERCIAL	0		INTNS			65,340.00	SF		1.00	1.00	0.55	2.50	1.38	89,842							
3	009630	C	SWAMP	0		INTNS			8.91	AC		1.00	1.00	1.00	500.00	500.00	4,455							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 12.41 Total Land Value: 214,087 Market: 0 Agricultural: 0 Common: 214,087 PRINTED 08/06/2024 BY SYS