BLOCK 6 LOT 43 OR 605/1273
BY REV TRUST AGREEMENT
AMERICAN BEACH SUB #1 PB 2/42

LOWRIE PATRICIA M & CHARLES T LIVING TRUST/LOWRIE
254 W 35TH STREET
MIAMI BEACH, FL 33140

2025

00-00-30-010A-0006-0430

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

OCEAN BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	450,000
SOH/AGL Deduction	214,205
ASSESSED VALUE	235,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,795
TOTAL JUST VALUE	450,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	450,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2489/1469	8/20/2021	SW	U	V	11	100
GRANTOR: LOWRIE PATRICIA M & C						
GRANTEE: LOWRIE PATRICIA M &						
0605/1275	8/29/1990	MS	U	V	11	0
GRANTOR: LOWRIE SUSIE M TRUSTE						
GRANTEE: LOWRIE ANNIE LOWRIE						

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	000100	C	RES	0		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000							

REVIEW DATE 04/15/2024 BY MLU Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS