BLOCK 15 LOT 12
IN OR 2247/172
AMERICAN BEACH SUB #2 PB 3/6

ALBOHER HEATH MITCHEL & RAEANNA
2601 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-010B-0015-0120

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

5436 LEONARD ST, 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	275,000
TOTAL MARKET VALUE	275,000
SOH/AGL Deduction	177,565
ASSESSED VALUE	97,435
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,435
TOTAL JUST VALUE	275,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250001651	FB POOL	39,409	02/18/2025
B240013380	NSFR	264,920	12/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2247/0172	12/28/2018	WD	Q	V	01	68,000
GRANTOR: JONES CARLTON D & BAR						
GRANTEE: ALBOHER HEATH MITCH						
1414/1584	5/24/2006	WD	Q	V		150,000
GRANTOR: GOODLOE JAMES E & BRE						
GRANTEE: JONES CARLTON D & B						

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	0007	RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,500.00	5,500.00	275,000							

REVIEW DATE 07/24/2025 BY HS Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS