

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 8 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 117,000 TOTAL MARKET VALUE 117,000 SOH/AGL Deduction 0 ASSESSED VALUE 117,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 117,000 TOTAL JUST VALUE 117,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 160,000										
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED										
MAP NUM MKT AREA 02																											
NEIGHBORHOOD/LOC 2001.00																	SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE 2695/1847 2/23/2024 WD Q V 01 120,000 GRANTOR: MOCK JAMES D GRANTEE: MASON & MAGNOLIA LL 0397/0611 8/01/1983 WD U V 17,000 GRANTOR: GRANTEE:										
TOTALS																	BUILDING NOTES										
EXTRA FEATURES						1478 E OAK ST, FERNANDINA BEACH											BUILDING DIMENSIONS										
L N	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												
																	TOTAL OB/XF 0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RM	100.00	172.00	100.00	FF		1.00	1.00	0.65	1,800.00	1,170.00	117,000										
REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 07/30/2025 BY SYS																											