LOTS 4 5 & 6
IN OR 343 PG 572
HIGHWAY ESTATES SUB PB 3/9

GERSON LESLIE H
11241 SW 95TH ST
MIAMI, FL 33176

2025

00-00-30-0290-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

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

SR 200, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 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	1,087,587
TOTAL MARKET VALUE	1,087,587
SOH/AGL Deduction	556,570
ASSESSED VALUE	531,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	531,017
TOTAL JUST VALUE	1,087,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	971,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0343/0572	8/01/1981	WD	Q	V		55,000
GRANTOR:						
GRANTEE:						
0206/0401	1/01/1975	WD	Q	V		30,000
GRANTOR:						
GRANTEE:						

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		CG	0.00	0.00	97,106.00	SF		1.00	1.00	0.80	14.00	11.20	1,087,587							

REVIEW DATE 04/23/2025 BY DC Total Acres: 0.00 Total Land Value: 1,087,587 Market: 0 Agricultural: 0 Common: 1,087,587 PRINTED 07/30/2025 BY SYS