BLOCK F LOT 2
OAK GROVE UNIT 2 PB 2/60

HARPER LAURA G/THEM THAT TRUST
PO BOX 1097
HILL CITY, SD 57745

2025

00-00-30-042C-000F-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

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

742 PELICAN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	22,277
TOTAL LAND VALUE - MARKET	130,000
TOTAL MARKET VALUE	152,277
SOH/AGL Deduction	48,205
ASSESSED VALUE	104,072
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,072
TOTAL JUST VALUE	152,277
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6386	GARAGE	15,112	04/04/1990
6341	REPAIR/RRF	2,600	03/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2313/1730	10/18/2019	WD	U	V	11	100
GRANTOR: HARPER LAURA G & THEM						
GRANTEE: HARPER LAURA G & TH						
2104/1383	3/01/2017	PR	U	I	19	50,000
GRANTOR: ANDERSON JAMES L EST						
GRANTEE: HARPER LAURA G ET A						

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
1	0511	GARAGE CB-	0	0	36	26	936.00	SF	40.00	40.00	100	1991	1991	3	59.5	22,277	

LAND DESCRIPTION

TOTAL OB/XF 22,277

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-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS