

BLOCK J LOT 4 EX S-1  
 IN OR 2694/385  
 OAK GROVE SUB #3 PB 3/51

LIEBENBERG CHARL G & ELSA REVOCABLE TRUST/LIEBENBE  
 2321 HIGH RIGGER RD  
 FERNANDINA BEACH, FL 32034

2025

00-00-30-042D-000J-0042



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									
																	<b>VALUATION BY</b> Tax Group: 8 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 112,125 TOTAL MARKET VALUE 112,125 SOH/AGL Deduction 43,368 ASSESSED VALUE 68,757 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 68,757 TOTAL JUST VALUE 112,125 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 112,125										
DOR CODE 0000 VACANT																<b>PERMIT NUM</b> DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 02																											
NEIGHBORHOOD/LOC 2018.00																<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 2694/385 2/13/2024 WD U V 11 100 GRANTOR: LIEBENBERG CHARL G & GRANTEE: LIEBENBERG CHARL G 2694/383 2/13/2024 WD U V 11 100 GRANTOR: LIEBENBERG CHARL G GRANTEE: LIEBENBERG CHARL G											
TOTALS																<b>BUILDING NOTES</b>											
EXTRA FEATURES						PALM DR, FERNANDINA BEACH										<b>BUILDING DIMENSIONS</b>											
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												
																	<b>BLD DATE</b> <b>XF DATE</b> <b>INC DATE</b>										
																	<b>LGL DATE</b> <b>LAND DATE</b> <b>AG DATE</b>										
																	04/11/2024 MLU										
																	<b>TOTAL OB/XF</b> 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		RSF-2	62.00	150.00	75.00	FF		1.00	1.00	1.15	1,300.00	1,495.00	112,125										
<b>REVIEW DATE</b> 04/11/2024 <b>BY</b> MLU Total Acres: 0.00 Total Land Value: 112,125 Market: 0 Agricultural: 0 Common: 112,125 <b>PRINTED 07/30/2025 BY SYS</b>																											