

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 STANDARD Tax Group: 8 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 130,000 TOTAL MARKET VALUE 130,000 SOH/AGL Deduction 0 ASSESSED VALUE 130,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 130,000 TOTAL JUST VALUE 130,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 130,000											
DOR CODE 0200 MOBILE HOME																PERMIT NUM R960461				DESCRIPTION REPAIR/RRF		AMT 2,800		ISSUED 01/01/1996					
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																													
EXTRA FEATURES						1889 PALM DR, FERNANDINA BEACH										BLD DATE		LGL DATE		04/11/2024		MLU							
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													
LAND DESCRIPTION																	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	DPHT 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	0006	RSF-21	100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000												
REVIEW DATE 07/29/2024 BY HSA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS																													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R960461	REPAIR/RRF	2,800	01/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2731/93	8/08/2024	QC	U	V	11	100
GRANTOR: AACRES LLC						
GRANTEE: AACRES LLC						
2710/1842	5/01/2024	WD	Q	I	03	350,000
GRANTOR: WEBER RACHELLE J						
GRANTEE: AACRES LLC						

BUILDING NOTES

BUILDING DIMENSIONS