PT OF LOTS 91 & 92
IN OR 2156/1577
OCEAN BREEZE FARMS PB 2/19

DILLMAN DEBRA/MOODY DAVID N
639 GROVE PARK CIR
FERNANDINA BEACH, FL 32034

2025

00-00-30-044B-0091-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

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

MIDWAY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 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	260,190
TOTAL MARKET VALUE	260,190
SOH/AGL Deduction	160,418
ASSESSED VALUE	99,772
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,772
TOTAL JUST VALUE	260,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2156/1577	11/06/2017	QC	U	V	11	100
GRANTOR: DILLMAN DEBRA						
GRANTEE: DILLMAN DEBRA & DAV						
2105/0545	2/28/2017	PR	U	V	19	100
GRANTOR: DILLMAN DAVID P/R OF						
GRANTEE: DILLMAN DEBRA						

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	000100	C	RES	0		RSF-2	0.00	0.00	1.18	AC		1.00	1.00	0.70	315,000.00	220,500.00	260,190							

REVIEW DATE 04/29/2025 BY MLU Total Acres: 1.18 Total Land Value: 260,190 Market: 0 Agricultural: 0 Common: 260,190 PRINTED 07/30/2025 BY SYS