5-2N-28 S-2 OF LOT 92
IN OR 1258/242
EX R/W IN OR 118/301

PATTON RONALD L & JULIE ANN
1601 CALHOUN STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-044B-0092-0020

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

2610 MIDWAY RD, 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	557,074
TOTAL MARKET VALUE	557,074
SOH/AGL Deduction	216,489
ASSESSED VALUE	340,585
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,585
TOTAL JUST VALUE	557,074
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	554,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230012935	DEMO SFR	3,500	10/06/2023
B9502371	XFOB	4,080	11/01/1995
B9502372	XFOB	4,320	11/01/1995
B9502375	XFOB	4,320	11/01/1995
B9502375	XFOB	1,088	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1258/0242	9/09/2004	WD	Q	I		300,000
GRANTOR: BURKETT WALLACE E & E						
GRANTEE: PATTON RONALD & JUL						
0698/1864	2/23/1994	WD	Q	I		42,000
GRANTOR: SOSA BARBARA D P/R						
GRANTEE: BURKETT WALLACE E &						

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	140.00	317.00	39,791.00	SF		1.00	1.00	1.00	14.00	14.00	557,074							

REVIEW DATE 04/23/2025 BY DC Total Acres: 0.91 Total Land Value: 557,074 Market: 0 Agricultural: 0 Common: 557,074 PRINTED 07/30/2025 BY SYS