PT OF LOT 62 S-1 & S-8
& INCL PT ABANDONED R/W-ALLEY
IN OR 1124/399

RITTGERS RACHEL F
2649 ROBERT OLIVER CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0740-0062-0010

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	507,150
TOTAL MARKET VALUE	507,150
SOH/AGL Deduction	312,680
ASSESSED VALUE	194,470
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,470
TOTAL JUST VALUE	507,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	483,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250001326	NSFR	234,370	02/07/2025
240008324	SFR HTD-1318	234,370	07/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1124/0399	3/25/2003	WD	Q	V	06	10,000
GRANTOR: FLACK DEBORAH						
GRANTEE: RITTGERS RACHEL F						
0893/0791	8/02/1999	WD	U	V	07	100
GRANTOR: TABER ROBERT W & FRAN						
GRANTEE: FLACK DEBORAH						

2684 AMELIA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

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	1.61	AC		1.00	1.00	1.00	315,000.00	315,000.00	507,150							

REVIEW DATE 07/10/2025 BY HS Total Acres: 1.61 Total Land Value: 507,150 Market: 0 Agricultural: 0 Common: 507,150 PRINTED 07/30/2025 BY SYS