PT OF LOT 78
IN OR 2797/424
SUB PT OF SEC 4 PBK 0/59

HAENTJENS WALTER D JR L/E/
PO BOX 10
CONYNGHAM, PA 18219

2025

00-00-30-0740-0078-0180

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

GAINES LN, 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	304,920
TOTAL MARKET VALUE	304,920
SOH/AGL Deduction	158,765
ASSESSED VALUE	146,155
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,155
TOTAL JUST VALUE	304,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2797/424	6/25/2025	SW	U	V	11	100
GRANTOR: HAENTJENS WALTER D JR						
GRANTEE: HAENTJENS WALTER D						
1885/0887	10/18/2013	WD	Q	V	02	135,000
GRANTOR: O'CONNELL JANICE A						
GRANTEE: HAENTJENS WALTER D						

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	1.21	AC		1.00	1.00	0.80	315,000.00	252,000.00	304,920							

REVIEW DATE 04/29/2025 BY MLU Total Acres: 1.21 Total Land Value: 304,920 Market: 0 Agricultural: 0 Common: 304,920 PRINTED 07/30/2025 BY SYS