PT OF LOT 15 (S-6) &
PT OF ABND ALLEY
SUB OF SEC 30 PB 1/5

TJ COURSON LLC
PO BOX 15688
FERNANDINA BEACH, FL 32035

2025

00-00-30-0800-0015-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

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

T J COURSON RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	322,500
TOTAL MARKET VALUE	322,500
SOH/AGL Deduction	58,083
ASSESSED VALUE	264,417
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,417
TOTAL JUST VALUE	322,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	258,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
02062021	XFOB - FENCE	0	04/24/2021
20021197	SIGN	3,000	07/12/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2689/183	7/19/2020	QC	U	V	11	100
GRANTOR: PRESTAR LTD						
GRANTEE: TJ COURSON LLC						
1980/1043	5/14/2015	WD	Q	V	02	179,000
GRANTOR: MANNING MARK V (50% I						
GRANTEE: PRESTAR LTD						

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		C-2	129.00	200.00	25,800.00	SF		1.00	1.00	1.00	12.50	12.50	322,500							

REVIEW DATE 06/09/2021 BY KKX Total Acres: 0.59 Total Land Value: 322,500 Market: 0 Agricultural: 0 Common: 322,500 PRINTED 07/30/2025 BY SYS