BLOCK 25 LOT 3
ASKINS OCEAN CITY PB 0/51

ELLIOT SCHUYLER RICHMOND
1002 23RD ST N
JACKSONVILLE, FL 32250

2025

00-00-31-1040-0025-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1051.00		

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

1088 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	950,000
TOTAL MARKET VALUE	950,000
SOH/AGL Deduction	71,540
ASSESSED VALUE	878,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	878,460
TOTAL JUST VALUE	950,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	825,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222323	SFR T- 5130		07/21/2023
20190026	DEMOLITION	0	08/23/2019
20121945	H/AC	2,500	09/21/2012
20111806	REPLACE PART. DEC	4,500	10/10/2011
20062358	REPLACE METER CON	100	10/18/2006
20042242	RE-ROOF	3,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2255/0801	2/05/2019	PR	U	I	19	100
GRANTOR: LANGE GENE C PR OF EL						
GRANTEE: ELLIOT SCHUYLER RIC						
1273/1412	11/15/2004	WD	Q	I		920,000
GRANTOR: AULD LAND SYNE INC						
GRANTEE: ELLIOTT TIMOTHY						

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	000120	C	RES OCEAN	0	0006	R-1	50.00	70.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 07/17/2025 BY HS Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS