LOT 82 & N 15' OF LOT 83
IN OR 1926/995
EX ESMT OR 1296/1196

LIPHAM RONALD C & LYNDA C
P O BOX 668
FERNANDINA BEACH, FL 32035

2025

00-00-31-134A-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1050.00		

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

733 OCEAN AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 MLU
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	1,235,000
TOTAL MARKET VALUE	1,235,000
SOH/AGL Deduction	604,460
ASSESSED VALUE	630,540
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	630,540
TOTAL JUST VALUE	1,235,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,040,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0154	6464/4302H	819,625	05/17/2024
20090316	DEMOLITION	500	03/11/2009
5450	REPAIR/RRF	500	06/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1926/0995	7/08/2014	WD	Q	V	01	340,000
GRANTOR: MEAHL RICHARD C & CYN						
GRANTEE: LIPHAM RONALD C & L						
0817/0340	12/17/1997	QC	Q	I	06	100
GRANTOR: EHRLE ALAN & BEVERLY						
GRANTEE: MEAHL RICHARD & CYN						

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

BUILDING NOTES

BUILDING DIMENSIONS

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	0002	R-2	65.00	100.00	65.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,235,000							

REVIEW DATE 06/11/2025 BY HS Total Acres: 0.00 Total Land Value: 1,235,000 Market: 0 Agricultural: 0 Common: 1,235,000 PRINTED 07/30/2025 BY SYS