LOT 97 & PT LOT 98 IN
OR 2577/144 OF GEORGIA'S FDNA
BEACH SUB PBK 2/35 & PT LOTS

HORAK WILLIAM
2941 KERRY FOREST PARKWAY
TALLAHASSEE, FL 32309

2025

00-00-31-134A-0097-0000

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

535 OCEAN AV, FERNANDINA BEACH

BLD DATE	03/23/2015	KK	LGL DATE	
XF DATE	11/05/2021	KK	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	950,000
TOTAL MARKET VALUE	950,000
SOH/AGL Deduction	327,757
ASSESSED VALUE	622,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	622,243
TOTAL JUST VALUE	950,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	800,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200019	DEMOLITION	0	08/01/2020
20034191	REMODEL	1,000	11/24/2003
19984113	XFOB	1,500	08/06/1998
983901	MECH OTHER	0	06/18/1998
19983904	REMODEL	1,900	06/18/1998
98.903	OTHER	0	06/15/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2577/0144	6/23/2022	QC	U	I	11	100
GRANTOR: MCLANE JENNIFER F/K/A						
GRANTEE: HORAK WILLIAM						
2210/0769	7/13/2018	WD	Q	I	05	850,000
GRANTOR: GLASSMAN R DEAN & LIS						
GRANTEE: HORAK WILLIAM S & J						

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	0002	R-2	50.00	107.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							

REVIEW DATE 04/24/2025 BY MLU Total Acres: 0.00 Total Land Value: 950,000 Market: 0 Agricultural: 0 Common: 950,000 PRINTED 07/30/2025 BY SYS