BLK 7 LOT 9
IN OR 2334/489
OLD TOWN S/D UNR

SANFORD JULIA S
515 3RD ST
NEPTUNE BEACH, FL 32266

2025

00-00-31-1580-0007-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

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

LADIES ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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	219,020
TOTAL MARKET VALUE	219,020
SOH/AGL Deduction	62,097
ASSESSED VALUE	156,923
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,923
TOTAL JUST VALUE	219,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2334/0489	1/21/2020	WD	Q	V	01	120,000
GRANTOR: OLD TOWN PROPERTIES L						
GRANTEE: SANFORD JULIA S						
2165/1818	12/21/2017	SW	U	V	11	100
GRANTOR: KAVANAUGH ANNE B						
GRANTEE: OLD TOWN PROPERTIES						

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	0010	OT-1	46.00	93.00	46.60	FF		1.00	1.00	1.00	4,700.00	4,700.00	219,020							

REVIEW DATE 05/07/2025 BY MLU Total Acres: 0.00 Total Land Value: 219,020 Market: 0 Agricultural: 0 Common: 219,020 PRINTED 07/30/2025 BY SYS