BLOCK 10 LOTS 10 S1/2 OF 9
IN OR 1451/1989
OLD TOWN

REGISTER IRENE M/SIMON MARKQUIETTA R ET AL
11805 HARBOUR TOWN PKWY
FAYETTEVILLE, GA 32015

**2025**

**00-00-31-1580-0010-0100**

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

911 GARDEN 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 | 238,732 |
| TOTAL MARKET VALUE | 238,732 |
| SOH/AGL Deduction | 159,084 |
| ASSESSED VALUE | 79,648 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 79,648 |
| TOTAL JUST VALUE | 238,732 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 215,874 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20120280 | DEMOLITION | 2,000 | 02/21/2012 |
| 20040633 | REPAIR/RRF | 1,000 | 03/31/2004 |
| 7986 | REPAIR/RRF | 700 | 11/17/1993 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1451/1989 | 10/12/2006 | QC | Q | I | 06 | 100 |

GRANTOR: REGISTER IRENE MOORE
GRANTEE: SIMON MARKQUIETTA R

### BUILDING NOTES

### BUILDING DIMENSIONS

### EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 47.00 | 140.00 | 46.60 | FF | | 1.00 | 1.00 | 1.09 | 4,700.00 | 5,123.00 | 238,732 | | | | | | | |

REVIEW DATE 05/07/2025 BY MLU Total Acres: 0.00 Total Land Value: 238,732 Market: 0 Agricultural: 0 Common: 238,732 PRINTED 07/30/2025 BY SYS