BLK 15 N1/2 OF LOT 10
IN OR 1929/1579
OLD TOWN S/D UNR

PACIFIC PREMIER TRUST FBO RONALD F MACHADO IRA
P O BOX 981012
BOSTON, MA 02298

2025

00-00-31-1580-0015-0101

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

WHITE ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	32,853
TOTAL MARKET VALUE	32,853
SOH/AGL Deduction	22,935
ASSESSED VALUE	9,918
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,918
TOTAL JUST VALUE	32,853
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1953/1691	11/24/2014	QC	U	V	11	100
GRANTOR: LANG THOMAS A JR						
GRANTEE: LANG THOMAS A JR SH						
1929/1579	7/17/2014	QC	U	V	11	100
GRANTOR: FISERV ISS & COMPANY						
GRANTEE: PENSCO TRUST COMPAN						

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	47.00	47.00	46.60	FF		1.00	1.00	0.15	4,700.00	705.00	32,853							

REVIEW DATE 05/07/2025 BY MLU Total Acres: 0.00 Total Land Value: 32,853 Market: 0 Agricultural: 0 Common: 32,853 PRINTED 07/30/2025 BY SYS