BLK 18 LOT 1 & N1/2 OF LOT 5
PT OR 2165/1818
(EX ESMT IN OR 693/249)

OLD TOWN PROPERTIES LLC
112 NORTH 6TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1580-0018-0010

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

COMMANDANT 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	164,265
TOTAL MARKET VALUE	164,265
SOH/AGL Deduction	82,537
ASSESSED VALUE	81,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,728
TOTAL JUST VALUE	164,265
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2165/1818	12/21/2017	SW	U	V	11	100
GRANTOR: KAVANAUGH ANNE B						
GRANTEE: OLD TOWN PROPERTIES						
2165/1815	12/21/2017	SW	U	V	11	100
GRANTOR: KAVANAUGH WILLIAM H &						
GRANTEE: KAVANAUGH ANNE B						

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-2	47.00	93.00	46.60	FF		1.00	1.00	0.75	4,700.00	3,525.00	164,265							

REVIEW DATE 05/07/2025 BY MLU Total Acres: 0.00 Total Land Value: 164,265 Market: 0 Agricultural: 0 Common: 164,265 PRINTED 07/30/2025 BY SYS