W1/2 OF N1/2 OF OUTLOT 6
IN OR 1501/1782
OUTLOTS SUB U/R

BRANNIGAN GERI
3135 AJA CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1600-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

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

N 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	19,845
TOTAL MARKET VALUE	19,845
SOH/AGL Deduction	1,986
ASSESSED VALUE	17,859
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,859
TOTAL JUST VALUE	19,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/1782	5/29/2007	TD	Q	V	04	3,100
GRANTOR: TAX COLLECTOR						
GRANTEE: BRANNIGAN GERI						
1451/0275	10/10/2006	WD	Q	V	06	100
GRANTOR: SMITH JULIAN						
GRANTEE: FROM THE GROUND UP						

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	0001	R-1	167.00	167.00	0.63	AC		1.00	1.00	0.35	90,000.00	31,500.00	19,845							

REVIEW DATE 01/29/2024 BY KBA Total Acres: 0.63 Total Land Value: 19,845 Market: 0 Agricultural: 0 Common: 19,845 PRINTED 07/30/2025 BY SYS