BLOCK 10 PT LOTS 20 & 21
PT OR 1051/966
SEAVIEW SUB PB 1/7

WATSON PROPERTIES 2 LLC
7821 DEERCREEK CLUB RD STE 200
JACKSONVILLE, FL 32256

**2025**

**00-00-31-1680-0010-0200**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1060.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

1ST AV, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| 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 | 60,750 |
| TOTAL MARKET VALUE | 60,750 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 60,750 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 60,750 |
| TOTAL JUST VALUE | 60,750 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 60,750 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2696/867 | 2/23/2024 | WD | U | V | 30 | 133,300 |
| GRANTOR: WATSON REALTY CORP | | | | | | |
| GRANTEE: WATSON PROPERTIES 2 | | | | | | |
| 1051/0966 | 4/23/2002 | TD | U | V | 07 | 100 |
| GRANTOR: HUNTLEY W T & LL TRUS | | | | | | |
| GRANTEE: WATSON REALTY CORP | | | | | | |

## 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 | 001000 | C | COMMERCIAL | 0 | | C-1 | 50.00 | 81.00 | 4,050.00 | SF | | 1.00 | 1.00 | 1.00 | 15.00 | 15.00 | 60,750 | | | | | | | |

REVIEW DATE 01/29/2024 BY KBA Total Acres: 0.00 Total Land Value: 60,750 Market: 0 Agricultural: 0 Common: 60,750 PRINTED 07/30/2025 BY SYS