

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 90,000 TOTAL MARKET VALUE 90,000 SOH/AGL Deduction 2,154 ASSESSED VALUE 87,846 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 87,846 TOTAL JUST VALUE 90,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 90,000										
DOR CODE 0000 VACANT																<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>											
MAP NUM    MKT AREA    01																											
NEIGHBORHOOD/LOC 1039.00																<b>SALES DATA</b> OFF RECORD    TYPE    Q    V    RSN    SALE Number    DATE    INST    U    I    CD    PRICE 2773/401    3/06/2025    LE    U    V    11    100 GRANTOR: TWENTER KYLE M GRANTEE: TWENTER FAMILY TRUS 1153/1328    7/15/2003    WD    Q    V       90,000 GRANTOR: SLENTZ HARVEY A & PAT GRANTEE: TWENTER KYLE M											
TOTALS																<b>BUILDING NOTES</b>  <b>BUILDING DIMENSIONS</b>											
EXTRA FEATURES						ALTOONA AV, FERNANDINA BEACH																					
L	OB/XF					BLD DATE					LGL DATE																
N	CODE					XF DATE					LAND DATE																
						INC DATE					AG DATE																
L	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT	ORIG	YEAR	YEAR	Q	%	OB/XF MKT	NOTES										
										PRICE	COND	ON	ACTUAL		COND	VALUE											
TOTAL OB/XF 0																											
L	USE	CLS	LAND USE	R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPHT	%	TOT	UNIT	ADJ UNIT	LAND	OTHER ADJUSTMENTS	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
	CODE		DESCRIPTION	D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VALUE	AND NOTES										
1	000100	C	RES		R-1	100.00	100.00	100.00	FF		1.00	1.00	0.75	1,200.00	900.00	90,000											
REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS																											