N 180' OF LOT 4
FNDA BCH WATER LOTS SUB UNR

KAVANAUGH ANNE R TRUST/KAVANAUGH ANNE TRUSTEE
112 NORTH 6TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-1760-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1004.00		

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

121 N FRONT ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2025 DC
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	548,637
TOTAL MARKET VALUE	548,637
SOH/AGL Deduction	221,330
ASSESSED VALUE	327,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,307
TOTAL JUST VALUE	548,637
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	498,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2665/1454	8/25/2023	WD	U	V	11	100
GRANTOR: KAVANAUGH ANNE B						
GRANTEE: KAVANAUGH ANNE R TR						
1558/1622	4/01/2008	DG	Q	I	01	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	001005	C	COMM WATER	0	0006	W-1	180.00	42.00	5,700.00	SF		1.00	1.00	1.75	55.00	96.25	548,625							
2	009500	C	SUBMERGED	0		W-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	25.00	25.00	12							

REVIEW DATE 12/28/2021 BY KK Total Acres: 0.50 Total Land Value: 548,637 Market: 0 Agricultural: 0 Common: 548,637 PRINTED 07/30/2025 BY SYS