PT LOT 5 IN OR 1221/152 & ESMT
IN OR 2193/598
FNDA BCH WATER LOTS SUB UNR

EXACT INVESTMENTS LLC
1610 MADISON AVE
TIFTON, GA 31794

2025

00-00-31-1760-0005-0010

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

N FRONT ST, FERNANDINA BEACH

BLD DATE	12/28/2021	KK	LGL DATE	03/27/2025 DB
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,460
TOTAL LAND VALUE - MARKET	210,381
TOTAL MARKET VALUE	211,841
SOH/AGL Deduction	0
ASSESSED VALUE	211,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,841
TOTAL JUST VALUE	211,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062243	REPAIR/RRF	3,600	09/27/2006
6011	DEMOLITION	3,200	06/04/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2193/0598	5/01/2018	SW	Q	I	01	239,000
GRANTOR: GOLDMAN LOUIS E JR &						
GRANTEE: EXACT INVESTMENTS L						
1221/0152	4/08/2004	TD	Q	V		175,000
GRANTOR: COONROD ANNE T TRUSTE						
GRANTEE: GOLDMAN LOUIS JR &						

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
1	0424	CL FNC 6'	0	0	0	0	82.00	LF	20.00	20.00	100	2016	2016	3	89	1,460	

LAND DESCRIPTION

TOTAL OB/XF 1,460

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	004030	C	INDUST WATER	0	0003	IW	55.00	33.00	900.00	SF		1.00	1.00	4.25	55.00	233.75	210,375							
2	009500	C	SUBMERGED	0		IW	0.00	0.00	0.22	AC		1.00	1.00	1.00	25.00	25.00	6							

REVIEW DATE 12/28/2021 BY KK Total Acres: 0.22 Total Land Value: 210,381 Market: 0 Agricultural: 0 Common: 210,381 PRINTED 07/30/2025 BY SYS