BLK 23 LOT 12
PT OR 279 PG 122
CITY OF FDNA BCH

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2025**

**00-00-31-1800-0023-0120**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 8600 | COUNTY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1005.00 | | |

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

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 4,731 |
| TOTAL LAND VALUE - MARKET | | 375,000 |
| TOTAL MARKET VALUE | | 379,731 |
| SOH/AGL Deduction | | 65,209 |
| ASSESSED VALUE | | 314,522 |
| TOTAL EXEMPTION VALUE | 03 | 314,522 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 379,731 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 379,731 |

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

N 5TH ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 12/04/2018 | KK | LGL DATE | 03/27/2025 DC |
| XF DATE | | | LAND DATE | |
| INC DATE | | | AG DATE | |

### 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 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 4,395.00 | SF | 2.00 | 2.00 | 100 | 1980 | 1980 | 3 | 50 | 4,395 | |
| 2 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 14.00 | UT | 25.00 | 25.00 | 100 | 2014 | 2014 | 3 | 96 | 336 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,731

| 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 | 002800 | C | PARKNG LOT | 0 | | C-3 | 50.00 | 100.00 | 5,000.00 | SF | | 1.00 | 1.00 | 0.75 | 100.00 | 75.00 | 375,000 | | | | | | | |

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS