BLK 24 S-1 OF LOT 12
IN OR 774/896
CITY OF FDNA BEACH

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

00-00-31-1800-0024-0121

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

416 CENTRE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	03/27/2025 MLU
XF DATE		LAND DATE	
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		156,660
TOTAL MARKET VALUE		156,660
SOH/AGL Deduction		22,863
ASSESSED VALUE		133,797
TOTAL EXEMPTION VALUE	03	133,797
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		156,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052859	GARAGE	1,000	10/14/2005
20011871	REPAIR/RRF	80,000	08/15/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0774/0896	10/21/1996	WD	Q	V		15,000

GRANTOR: FIRST UNION NATIONAL
GRANTEE: NASSAU COUNTY

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	25.00	102.00	2,611.00	SF		1.00	1.00	1.00	60.00	60.00	156,660							

REVIEW DATE 03/27/2025 BY MLU Total Acres: 0.00 Total Land Value: 156,660 Market: 0 Agricultural: 0 Common: 156,660 PRINTED 07/30/2025 BY SYS