BLOCK 34 E54 FT OF LOT 1
IN OR 2240/337
CITY OF FDNA BEACH

GORDON PHILLIP J & BONNIE E
1224 HELFORD LN
CARMEL, IN 46032

2025

00-00-31-1800-0034-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

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

605 BROOME ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
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	229,500
TOTAL MARKET VALUE	229,500
SOH/AGL Deduction	71,654
ASSESSED VALUE	157,846
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,846
TOTAL JUST VALUE	229,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190021	DEMOLITION	0	07/30/2019
991051	GENERAL REPAIRS	5,999	08/13/1999
4140	REPAIRS	450	01/27/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2240/0337	11/28/2018	WD	Q	I	01	165,000
GRANTOR: ADAMS STEPHANIE E						
GRANTEE: GORDON PHILLIP J &						
2199/0409	5/29/2018	WD	U	I	37	75,000
GRANTOR: GREEN ULYSES JR						
GRANTEE: ADAMS STEPHANIE E						

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	000100	C	RES	0	0006	R-2	54.00	100.00	54.00	FF		1.00	1.00	1.00	4,250.00	4,250.00	229,500							

REVIEW DATE 05/22/2025 BY MLU Total Acres: 0.00 Total Land Value: 229,500 Market: 0 Agricultural: 0 Common: 229,500 PRINTED 07/30/2025 BY SYS