BLK 41 LOT 3
BEING PARCEL I
CITY OF FDNA BEACH PB2/24

LASSERRE CHARLES W III
130 S 7TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0041-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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

S 7TH 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	356,250
TOTAL MARKET VALUE	356,250
SOH/AGL Deduction	129,980
ASSESSED VALUE	226,270
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	226,270
TOTAL JUST VALUE	356,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2347/0442	3/11/2020	TD	U	V	11	100
GRANTOR: LASSERRE CURTISS AMEN						
GRANTEE: LASSERRE CHARLES W						
2004/0377	9/01/2015	WD	U	I	11	100
GRANTOR: LASSERRE CURTISS H SR						
GRANTEE: CURTISS H LASSERRE						

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	001000	C	COMMERCIAL	0	0003	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.75	4,750.00	3,562.50	356,250							

REVIEW DATE 05/22/2025 BY MLU Total Acres: 0.00 Total Land Value: 356,250 Market: 0 Agricultural: 0 Common: 356,250 PRINTED 07/30/2025 BY SYS