BLOCK 66 LOTS 1 2 3 6 7 8
PT OR 1350/472
CITY OF FDNA BEACH

NORSAN CONSULTING & MGMT INC
C/O NORSAN BROADCASTING, 4801 E INDEPENDENCE BLVD
CHARLOTTE, NC 28212

2025

00-00-31-1800-0066-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
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

711 DADE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
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	6,900
TOTAL MARKET VALUE	6,900
SOH/AGL Deduction	5,281
ASSESSED VALUE	1,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,619
TOTAL JUST VALUE	6,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/0472	9/15/2005	WD	Q	V		50,000
GRANTOR: RJM COMMUNICATIONS IN						
GRANTEE: NORSAN CONSULTING &						
0888/0502	6/23/1999	WD	U	I	09	25,000
GRANTOR: NORTHEAST FLORIDA RAD						
GRANTEE: RJM COMMUNICATIONS						

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	009100	C	UTILITY	0		R-2	200.00	100.00	200.00	FF		1.00	1.00	0.10	20.00	2.00	400							
2	009630	C	SWAMP	0		R-2	100.00	200.00	100.00	FF		1.00	1.00	0.12	500.00	61.00	6,100							
3	009100	C	UTILITY	0		R-2	200.00	100.00	200.00	FF		1.00	1.00	0.10	20.00	2.00	400							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 6,900 Market: 0 Agricultural: 0 Common: 6,900 PRINTED 07/30/2025 BY SYS