BLOCK 67 S1/4 OF LOT 7 &
N10 FT OF 8 IN OR 2271/1182
CITY OF FDNA BEACH

NASSAU COUNTYBOARD OF COMMISSIONERS/
96135 NASSAU PLACE STE #1
YULEE, FL 32097

2025

00-00-31-1800-0067-0072

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8601	COUNTY 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

313 N 8TH 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		126,438
TOTAL MARKET VALUE		126,438
SOH/AGL Deduction		47,381
ASSESSED VALUE		79,057
TOTAL EXEMPTION VALUE	03	79,057
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		126,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/1182	4/18/2019	QC	U	V	11	100
GRANTOR: NASSAU COUNTY BOARD O						
GRANTEE: BOARD OF COUNTY COM						
0976/1915	3/21/2001	QC	Q	V	06	100
GRANTOR: NASSAU COUNTY BOARD O						
GRANTEE: NASSAU HABITAT FOR						

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	008600	C	COUNTY	0	0006	R-2	35.00	100.00	35.00	FF		1.00	1.00	0.85	4,250.00	3,612.50	126,438							

REVIEW DATE 05/22/2025 BY MLU Total Acres: 0.00 Total Land Value: 126,438 Market: 0 Agricultural: 0 Common: 126,438 PRINTED 07/30/2025 BY SYS