

BLOCK 76 LOT S1/2 OF 1
 PT OR 1488/1658
 CITY OF FDNA BEACH

O'CONNOR JAMES PRATT/O'CONNOR JAMES MITCHELL ET AL
 PO BOX 471
 FERNANDINA BEACH, FL 32035-0471

2025

00-00-31-1800-0076-0012



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
																		STANDARD														
																	VALUATION BY															
																	Tax Group: 2					Tax Dist:										
																	BUILDING MARKET VALUE															
																	TOTAL MARKET OB/XF VALUE															
																	TOTAL LAND VALUE - MARKET															
																	TOTAL MARKET VALUE															
																	SOH/AGL Deduction															
																	ASSESSED VALUE															
																	TOTAL EXEMPTION VALUE															
																	BASE TAXABLE VALUE															
																	TOTAL JUST VALUE															
																	NCON VALUE															
																	INCOME VALUE															
																	PREVIOUS YEAR MKT VALUE															
																	20,000															
																	PERMIT NUM															
																	DESCRIPTION															
																	AMT															
																	ISSUED															
																	SALES DATA															
																	OFF RECORD Number		DATE		TYPE INST		Q / V / I / V		RSN CD		SALE PRICE					
																	1488/1658		3/29/2007		PR Q		V		01		100					
																	GRANTOR: O'CONNOR JAMES MITCHE															
																	GRANTEE: O'CONNOR JAMES PRAT															
																	0570/0815		5/19/1989		QC U		V		09		5,000					
																	GRANTOR: BURNS NORA															
																	GRANTEE: O'CONNOR JAMES P															
																	BUILDING NOTES															
																	BUILDING DIMENSIONS															
																	TOTALS															
																	EXTRA FEATURES															
																	N 9TH & DADE ST, FERNANDINA BEACH															
																	BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/22/2025		MLU	
L	OB/XF	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												
N	CODE																															
																	LAND DESCRIPTION															
L	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	000100	C	RES				0		R-2	50.00	100.00	50.00	FF		1.00	1.00	0.10	4,250.00	425.00	21,250												
																	TOTAL OB/XF															
																	0															
																	REVIEW DATE															
																	05/22/2025															
																	BY															
																	MLU															
																	Total Acres: 0.00															
																	Total Land Value: 21,250															
																	Market: 0															
																	Agricultural: 0															
																	Common: 21,250															
																	PRINTED 07/30/2025 BY SYS															