



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									
																	VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 212,500 TOTAL MARKET VALUE 212,500 SOH/AGL Deduction 750 ASSESSED VALUE 211,750 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 211,750 TOTAL JUST VALUE 212,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 200,000										
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 01																											
NEIGHBORHOOD/LOC 1001.00																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2590/0805 8/30/2022 WD Q V 01 200,000 GRANTOR: BROWN EDDIE LEE GRANTEE: WILLIAMS FAMILY TRU 0121/0540 1/01/1972 TA U V 400 GRANTOR: GRANTEE:											
TOTALS																BUILDING NOTES											
EXTRA FEATURES						115 N 11TH ST, FERNANDINA BEACH										BUILDING DIMENSIONS											
L N	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 L N 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 CONSVR 1 000100 C RES 0 R-2 50.00 100.00 50.00 FF 1.00 1.00 1.00 4,250.00 4,250.00 212,500										
TOTALS REVIEW DATE 05/22/2025 BY MLU Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS																											