BLOCK 129 LOT 5
IN OR 2151/1444
CITY OF FDNA BEACH

RAYNORSTARR LLC
1920 STERLING LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0129-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	292,020
TOTAL MARKET VALUE	292,020
SOH/AGL Deduction	192,436
ASSESSED VALUE	99,584
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,584
TOTAL JUST VALUE	292,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2151/1444	10/10/2017	WD	Q	V	02	70,000
GRANTOR: VANHORN MICHAEL C						
GRANTEE: RAYNORSTARR LLC						
1239/1863	6/22/2004	WD	Q	V		55,000
GRANTOR: ININNS INTERNATIONAL						
GRANTEE: VANHORN MICHAEL C						

S 9TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	04/15/2025 DC
XF DATE		LAND DATE	
INC DATE		AG DATE	

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		MU-8	100.00	100.00	9,734.00	SF		1.00	1.00	1.00	30.00	30.00	292,020							

REVIEW DATE 04/15/2025 BY MLU Total Acres: 0.00 Total Land Value: 292,020 Market: 0 Agricultural: 0 Common: 292,020 PRINTED 07/30/2025 BY SYS