BLOCK 155 LOT W1/2 OF 1
W1/2 OF 2
CITY OF FDNA BEACH

PARK PLACE INVESTMENTS LLC/BLUE LINE PROPERTIES IN
PO BOX 15505
FERNANDINA BEACH, FL 32035

2025

00-00-31-1800-0155-0012

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

700 S 9TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 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	65,000
TOTAL MARKET VALUE	65,000
SOH/AGL Deduction	0
ASSESSED VALUE	65,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,000
TOTAL JUST VALUE	65,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0658	DUPLEX NCON	277,858	12/23/2024
2024-0658			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2712/1543	5/20/2024	WD	Q	V	01	75,000
GRANTOR: REED CAROLIESE FRINK						
GRANTEE: PARK PLACE INVESTME						
0721/0481	1/04/1995	WD	Q	V		3,500
GRANTOR: LOWE VIRGINIA B						
GRANTEE: REED CAROLIESE FRIN						

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	0006	MU-8	50.00	50.00	2,500.00	SF		1.00	1.00	1.30	20.00	26.00	65,000							

REVIEW DATE 06/24/2025 BY HS Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS