BLOCK 173 LOTS 1 2 3 & 4
OR 179 PG 146
CITY OF FDNA BEACH

THOMAS GLADYS
C/O ANITA THOMAS, 78 MONUMENT WALK APT 4-C
BROOKLYN, NY 11205

2025

00-00-31-1800-0173-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

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

S 7TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	175,000
SOH/AGL Deduction	72,513
ASSESSED VALUE	102,487
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,487
TOTAL JUST VALUE	175,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0179/0146	1/01/1974	WD	U	V		100

GRANTOR:
GRANTEE:

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	10,000.00	SF		1.00	1.00	1.00	17.50	17.50	175,000							

REVIEW DATE 06/09/2021 **BY** KKX Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 **PRINTED** 07/30/2025 **BY** SYS