BLK 196 LOT 7
R/W IN OR 150/517
CITY OF FERNANDINA BEACH

GALLUP WILLIAM F L/E/
1090 OLIVE ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0196-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

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: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,610
TOTAL LAND VALUE - MARKET	52,804
TOTAL MARKET VALUE	64,414
SOH/AGL Deduction	41,654
ASSESSED VALUE	22,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,760
TOTAL JUST VALUE	64,414
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2736/30	8/28/2024	LE	U	I	11	100
GRANTOR: GALLUP WILLIAM F						
GRANTEE: GALLUP SPENCER SMOK						
2270/1537	2/28/2019	QC	U	V	11	100
GRANTOR: GALLUP MARILYN LANNON						
GRANTEE: GALLUP WILLIAM F						

OLIVE ST, FERNANDINA BEACH

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

BUILDING NOTES

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
1	0351	CARPORT MT	0	0	30	45	1,350.00	SF	10.00	10.00	100	2020	2020	3	86	11,610	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 11,610

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	0007	CI	100.00	100.00	13,201.00	SF		1.00	1.00	0.50	8.00	4.00	52,804							

REVIEW DATE 09/08/2021 BY RK Total Acres: 0.30 Total Land Value: 52,804 Market: 0 Agricultural: 0 Common: 52,804 PRINTED 07/30/2025 BY SYS