BLOCK 215 S 21.33FT SUB A LOT 2,
N1/3 SUB B LOT 2
CITY OF FDNA BEACH

GIBBS MICHAEL LEE
2712 WEST JETTON AVENUE
TAMPA, FL 33629

2025

00-00-31-1800-0215-02B1

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	148,500
TOTAL MARKET VALUE	148,500
SOH/AGL Deduction	125,422
ASSESSED VALUE	23,078
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,078
TOTAL JUST VALUE	148,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2790/1396	5/27/2025	WD	Q	V	01	160,000
GRANTOR: OLIVE RENATE L						
GRANTEE: GIBBS MICHAEL LEE						
2055/0559	6/27/2016	WD	Q	I	01	82,500
GRANTOR: WILLIAMS WAYNE & THEA						
GRANTEE: OLIVE RENATE L						

S 11TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
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	000100	C	RES	0		R-2	50.00	100.00	50.00	FF		1.00	1.00	1.10	2,700.00	2,970.00	148,500							

REVIEW DATE 05/07/2025 BY MLU Total Acres: 0.00 Total Land Value: 148,500 Market: 0 Agricultural: 0 Common: 148,500 PRINTED 07/30/2025 BY SYS