BLK 215 N 28 FT OF TRACT A OF
LOT 6 & S 22 FT OF TRACT B OF
LOT 7 IN OR 2763/1502

COASTAL CONTRACTORS INC
45222 E HOLLY TRL
CALLAHAN, FL 32011

2025

00-00-31-1800-0215-06A1

NASSAU COUNTY PROPERTY

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

DIVISION ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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		135,000
TOTAL MARKET VALUE		135,000
SOH/AGL Deduction		89,611
ASSESSED VALUE		45,389
TOTAL EXEMPTION VALUE	02	45,389
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		135,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7656	DEMOLITION	2,865	04/21/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/1502	1/10/2025	SW	U	V	17	145,000
GRANTOR: ELM STREET CHURCH OF						
GRANTEE: COASTAL CONTRACTORS						
0916/0314	1/20/2000	WD	Q	V		7,000
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: ELM STREET CHURCH O						

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	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	2,700.00	2,700.00	135,000							

REVIEW DATE 05/07/2025 BY MLU Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS