BLOCK 216 SUB S 29 FT
OF D OF 4
CITY OF FDNA BEACH

HABITAT FOR HUMANITY OF JACKSONVILLE INC
40 EAST ADAMS ST STE 200
JACKSONVILLE, FL 32202

2025

00-00-31-1800-0216-04D2

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		97,875
TOTAL MARKET VALUE		97,875
SOH/AGL Deduction		46,500
ASSESSED VALUE		51,375
TOTAL EXEMPTION VALUE	10	51,375
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		97,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2760/1773	1/08/2025	MS	U	V	11	100
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: HABITAT FOR HUMANIT						
2760/1501	1/01/2025	MS	U	V	11	100
GRANTOR: NASSAU HABITAT FOR HU						
GRANTEE: HABITAT FOR HUMANIT						

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	29.00	100.00	29.00	FF		1.00	1.00	1.25	2,700.00	3,375.00	97,875							

REVIEW DATE 05/07/2025 BY MLU Total Acres: 0.00 Total Land Value: 97,875 Market: 0 Agricultural: 0 Common: 97,875 PRINTED 07/30/2025 BY SYS