BLK 244 TRACTS A,B,G & H OF
LOT 7 IN OR 284/78
CITY OF FDNA BEACH S/D OF

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2025**

**00-00-31-1800-0244-07A0**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 8001 | V GV W/XFOB | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

11 N 14TH ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/24/2024 TD |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 10,366 |
| TOTAL LAND VALUE - MARKET | | 437,500 |
| TOTAL MARKET VALUE | | 447,866 |
| SOH/AGL Deduction | | 327,273 |
| ASSESSED VALUE | | 120,593 |
| TOTAL EXEMPTION VALUE | 03 | 120,593 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 447,866 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 447,866 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20120429 | LAWN SPRKLR HEADS | 1,200 | 03/15/2012 |
| 20112276 | NEW CONSTRUCTION | 278,000 | 12/22/2011 |
| 20112277 | NEW ROOF | 5,800 | 12/22/2011 |
| 20112093 | ELEC CONDUIT TO P | 4,100 | 11/18/2011 |
| 20111851 | INFRASTRUCTURE | 198,250 | 10/13/2011 |
| 20111854 | RETAINING WALL | 10,000 | 10/13/2011 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 10,366.00 | SF | 2.00 | 2.00 | 100 | 1980 | 1980 | 3 | 50 | 10,366 | |

### LAND DESCRIPTION

TOTAL OB/XF 10,366

| 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 | 008600 | C | COUNTY | 0 | 0003 | MU-1 | | | 17,500.00 | SF | | 1.00 | 1.00 | 1.00 | 25.00 | 25.00 | 437,500 | | | | | | | |

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.40 Total Land Value: 437,500 Market: 0 Agricultural: 0 Common: 437,500 PRINTED 07/30/2025 BY SYS