BLK 244 TRACT C OF LOT 7
IN OR 2694/385
CITY OF FDNA BEACH S/D OF

LIEBENBERG CHARL G & ELSA REVOCABLE TRUST/LIEBENBE
2321 HIGH RIGGER RD
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0244-07C0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

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

N 13TH TER, 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	0
TOTAL LAND VALUE - MARKET	109,650
TOTAL MARKET VALUE	109,650
SOH/AGL Deduction	24,001
ASSESSED VALUE	85,649
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,649
TOTAL JUST VALUE	109,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6359B	REPAIR/RRF	600	02/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/385	2/13/2024	WD	U	V	11	100
GRANTOR: LIEBENBERG CHARL G &						
GRANTEE: LIEBENBERG CHARL G						
2694/383	2/13/2024	WD	U	V	11	100
GRANTOR: LIEBENBERG CHARL G						
GRANTEE: LIEBENBERG CHARL G						

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	0003	MU-1			4,386.00	SF		1.00	1.00	1.00	25.00	25.00	109,650							

REVIEW DATE 06/17/2020 BY DJ Total Acres: 0.10 Total Land Value: 109,650 Market: 0 Agricultural: 0 Common: 109,650 PRINTED 07/30/2025 BY SYS