BLOCK 262 W'LY 115' OF S1/2 OF
LOT 6 (S-2 & S-4)
IN OR 1442/1419

KILLEN K ALAN
PO BOX 1509
FERNANDINA BEACH, FL 32035-1509

2025

00-00-31-1800-0262-0062

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	528
TOTAL LAND VALUE - MARKET	215,630
TOTAL MARKET VALUE	216,158
SOH/AGL Deduction	103,639
ASSESSED VALUE	112,519
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,519
TOTAL JUST VALUE	216,158
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1442/1419	9/07/2006	WD	Q	V	01	34,400
GRANTOR: KILLEN K ALAN						
GRANTEE: KILLEN K ALAN						
1145/1649	6/17/2003	WD	Q	V	01	100
GRANTOR: KILLEN M KERRY & SHEL						
GRANTEE: KILLEN K ALAN						

FIR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

BUILDING NOTES

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	0940	SHEDS/PORT	0	0	8	11	88.00	SF	30.00	30.00	100	1986	1986	3	20	528	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 528

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-1	115.00	172.00	115.31	FF		1.00	1.00	0.85	2,200.00	1,870.00	215,630							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 215,630 Market: 0 Agricultural: 0 Common: 215,630 PRINTED 07/30/2025 BY SYS