BLOCK 288 N1/2 LOT 5
CITY OF FDNA BEACH
IN OR 2499/1484

NOTTINGHAM KENT J & DEBORAH B
5424 PACES MILL RD
TALLAHASSEE, FL 32309

2025

00-00-31-1800-0288-0050

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

723 S 6TH ST, FERNANDINA BEACH

BLD DATE	09/03/2021 KK	LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,195
TOTAL LAND VALUE - MARKET	212,500
TOTAL MARKET VALUE	213,695
SOH/AGL Deduction	13,249
ASSESSED VALUE	200,446
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,446
TOTAL JUST VALUE	213,695
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2499/1484	9/16/2021	WD	Q	V	01	154,000
GRANTOR: INCOAST GROUP LLC						
GRANTEE: NOTTINGHAM KENT J &						
2458/1441	4/30/2021	WD	Q	V	01	250,000
GRANTOR: JORJ INC						
GRANTEE: INCOAST GROUP LLC						

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	0810	CONCRETE A	0	0	38	11	418.00	SF	6.50	6.50	100	1985	1985	3	44	1,195	

LAND DESCRIPTION

TOTAL OB/XF 1,195

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	4,250.00	4,250.00	212,500							

REVIEW DATE 06/01/2022 BY KWA Total Acres: 0.00 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/30/2025 BY SYS