PT OF LOTS 11,12
IN OR 2752/208 & OR 2752/210
LYING EAST OF RR & SOUTH

KEY CYNTHIA CHARIE & JOHN MATTHEW
2488 1ST AVE A
FERNANDINA BEACH, FL 32034

2025

16-3N-24-2320-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

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

HENRY SMITH RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	17,460
TOTAL MARKET VALUE	17,460
SOH/AGL Deduction	0
ASSESSED VALUE	17,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,460
TOTAL JUST VALUE	17,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2752/210	11/04/2024	WD	Q	V	01	20,000
GRANTOR: CURINGTON LANE						
GRANTEE: KEY CYNTHIA CHARIE						
2752/208	11/04/2024	TD	U	V	11	100
GRANTOR: FUQUA FLORENCE R REV						
GRANTEE: KEY CYNTHIA CHARIE						

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		M-1			0.97	AC		1.00	0.40	0.40	45,000.00	18,000.00	17,460							

REVIEW DATE 05/22/2025 BY MLU Total Acres: 0.97 Total Land Value: 17,460 Market: 0 Agricultural: 0 Common: 17,460 PRINTED 07/30/2025 BY SYS