PT OF TRACT C
IN OR 2424/1655
AMERICAN BEACH #3 PB 2/64

NORTH FLORIDA LAND TRUST INC
843 WEST MONROE STREET
JACKSONVILLE, FL 32202

2025

18-2N-28-0000-0003-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3037.00		

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

OCEAN BLVD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		424,000
TOTAL MARKET VALUE		424,000
SOH/AGL Deduction		0
ASSESSED VALUE		424,000
TOTAL EXEMPTION VALUE	10	424,000
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		424,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SA240010369	MAINTAINENCE OF D	2,085	09/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/1655	1/13/2021	WD	Q	V	05	1,290,000
GRANTOR: PARRY CONSTANCE & RIC						
GRANTEE: NORTH FLORIDA LAND						
0798/0053	6/30/1997	WD	Q	V		109,000
GRANTOR: KUSAIDI SHAKA & ARIKE						
GRANTEE: PARRY CONSTANCE & R						

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		RG-1	106.00	235.00	106.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	424,000							

REVIEW DATE 02/26/2025 BY KWA Total Acres: 0.00 Total Land Value: 424,000 Market: 0 Agricultural: 0 Common: 424,000 PRINTED 07/30/2025 BY SYS