LOT 2 (EX S-1)
PT OR 2371/949
ESMT OR 1364/281

SWEATT AARON ANDREW/SWEATT AMY ANNETT
1453 BARBARAS PLACE
FERNANDINA BEACH, FL 32034

2025

31-2N-28-1400-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4007.00		

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

KAREN WALK, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,240
TOTAL LAND VALUE - MARKET	43,200
TOTAL MARKET VALUE	46,440
SOH/AGL Deduction	20,000
ASSESSED VALUE	26,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,440
TOTAL JUST VALUE	46,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-503	MH MOVE-ON	8,000	07/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2371/0949	6/25/2020	WD	U	V	11	100
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: SWEATT AARON ANDREW						
2264/0097	3/22/2019	WD	U	V	11	100
GRANTOR: DOUGLAS ARTHUR B & BA						
GRANTEE: DOUGLAS ARTHUR B &						

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	0681	POLE SHED	0	0	20	12	240.00	SF	15.00	15.00	100	2020	2020	3	90	3,240	

LAND DESCRIPTION

TOTAL OB/XF 3,240

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		OR	0.00	0.00	0.48	AC		1.00	1.00	0.90	100,000.00	90,000.00	43,200							

REVIEW DATE 02/15/2022 BY KWA Total Acres: 0.48 Total Land Value: 43,200 Market: 0 Agricultural: 0 Common: 43,200 PRINTED 07/30/2025 BY SYS