



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																												
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																										
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 11,160 TOTAL LAND VALUE - MARKET 100,000 TOTAL MARKET VALUE 111,160 SOH/AGL Deduction 5,384 ASSESSED VALUE 105,776 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 105,776 TOTAL JUST VALUE 111,160 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 96,160																																																												
DOR CODE		0700 MISC RESIDENTIAL																				PERMIT NUM B2109070 DESCRIPTION DEMOLITION - FIRE AMT 8,500 ISSUED 08/01/2021																																																										
MAP NUM		MKT AREA 04																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2584/1497</td> <td>8/12/2022</td> <td>WD Q</td> <td>V</td> <td>01</td> <td></td> <td>110,000</td> </tr> <tr> <td colspan="7">GRANTOR: SNOWDEN BARBARA J R R</td> </tr> <tr> <td colspan="7">GRANTEE: BONANNO PAT</td> </tr> <tr> <td>2526/0638</td> <td>1/03/2022</td> <td>WD Q</td> <td>V</td> <td>01</td> <td></td> <td>70,000</td> </tr> <tr> <td colspan="7">GRANTOR: THR FLORIDA LP</td> </tr> <tr> <td colspan="7">GRANTEE: SNOWDEN BARBARA JES</td> </tr> </tbody> </table>				OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2584/1497	8/12/2022	WD Q	V	01		110,000	GRANTOR: SNOWDEN BARBARA J R R							GRANTEE: BONANNO PAT							2526/0638	1/03/2022	WD Q	V	01		70,000	GRANTOR: THR FLORIDA LP							GRANTEE: SNOWDEN BARBARA JES												
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NEIGHBORHOOD/LOC		4007.00																				BUILDING NOTES 95280 GREENBERRY RD, FERNANDINA BEACH																																																										
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REVIEW DATE 12/30/2021 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS																																																																																