PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 2645/1237

BALTUS JORDAN
11265 SOUTH BELL AVE
CHICAGO, IL 60643

2025

34-2N-28-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

95024 DENISE ST, 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	12,000
TOTAL LAND VALUE - MARKET	109,000
TOTAL MARKET VALUE	121,000
SOH/AGL Deduction	17,875
ASSESSED VALUE	103,125
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,125
TOTAL JUST VALUE	121,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/1237	6/02/2023	WD	Q	I	01	99,500
GRANTOR: KLEMAN PROPERTIES						
GRANTEE: BALTUS JORDAN						
2588/0105	8/30/2022	TX	U	I	11	37,700
GRANTOR: TAX COLLECTOR						
GRANTEE: KLEMAN PROPERTIES						

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1985		100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1985		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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		RSF-	1150.00	318.00	1.09	AC		1.00	1.00	1.00	100,000.00	100,000.00	109,000							

REVIEW DATE 03/06/2023 BY NWA Total Acres: 1.09 Total Land Value: 109,000 Market: 0 Agricultural: 0 Common: 109,000 PRINTED 07/30/2025 BY SYS