PT LOT 2 IN OR 1499/304
QUINCE HERRING ESTATE R/P UNR

LAST FRANK JAMES III & MARY J
2019 ALACHUA ST
FERNANDINA BEACH, FL 32034-2519

**2025**

**35-4N-25-4220-0003-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

COOPERS NECK RD, HILLIARD

| | | | | |
|---|---|---|---|---|
| BLD DATE | 04/30/2008 | JWKW | LGL DATE | 05/21/2025 MLU |
| XF DATE | | | LAND DATE | |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 11,700 |
| TOTAL MARKET VALUE | 11,700 |
| SOH/AGL Deduction | 4,791 |
| ASSESSED VALUE | 6,909 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 6,909 |
| TOTAL JUST VALUE | 11,700 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 9,100 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1499/0304 | 5/15/2007 | TX | Q | I | 03 | 1,200 |
| GRANTOR: TAX COLLECTOR | | | | | | |
| GRANTEE: LAST FRANK J III & | | | | | | |
| 0621/0056 | 3/08/1991 | QC | Q | I | 01 | 500 |
| GRANTOR: MELTON MARIE | | | | | | |
| GRANTEE: HERRING CARL A | | | | | | |

## 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 | | OR | 0.00 | 0.00 | 0.26 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 11,700 | | | | | | | |

REVIEW DATE 05/21/2025 BY MLU Total Acres: 0.26 Total Land Value: 11,700 Market: 0 Agricultural: 0 Common: 11,700 PRINTED 07/30/2025 BY SYS