BLOCK 2 LOT 3
PT OR 1785/523
AMERICAN BEACH 3 UNIT 1

WRIGHT LATRICE TRUSTEE OF LAND TRUST 4022
2933 N MYRTLE AVE STE 200
JACKSONVILLE, FL 32209

2026

00-00-30-010C-0002-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

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

GREGG ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
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	562,500
TOTAL MARKET VALUE	562,500
SOH/AGL Deduction	200,135
ASSESSED VALUE	362,365
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	362,365
TOTAL JUST VALUE	562,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	525,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1785/0523	3/21/2012	WD	U	V	38	290,000
GRANTOR: MORGAN EMMA H						
GRANTEE: WRIGHT LATRICE TRUS						
1548/0784	1/28/2008	TD	Q	I	06	100
GRANTOR: NELSON TONY DEVAUGHN						
GRANTEE: MORGAN EMMA H						

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	001000	C	COMMERCIAL	0		CG	50.00	109.00	50.00	FF		1.00	1.00	1.00	11,250.00	11,250.00	562,500							

REVIEW DATE 04/15/2024 BY MLU Total Acres: 0.00 Total Land Value: 562,500 Market: 0 Agricultural: 0 Common: 562,500 PRINTED 07/09/2026 BY SYS