LOT 1
ACCESS ESMT PT OR 1190/784
CASHEN PARK SUB PB 2/49

1551 LLC
406 SOUTH MARKET ST
WICHITA, KS 67202

2026

00-00-30-0170-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	291,000
TOTAL MARKET VALUE	291,000
SOH/AGL Deduction	24,250
ASSESSED VALUE	266,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	266,750
TOTAL JUST VALUE	291,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6671	CHNGE SRVC	0	05/15/1990
5737	REPAIR/RRF	2,500	05/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/1767	10/04/2024	WD	Q	V	01	285,000
GRANTOR: LASSERRE CURTISS JARE						
GRANTEE: 1551 LLC						
2610/0828	12/21/2022	SW	U	I	11	100
GRANTOR: T J OF NASSAU INC						
GRANTEE: LASSERRE CURTISS JA						

2120 AMELIA RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

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	0003	CN			19,400.00	SF		1.00	1.00	1.25	12.00	15.00	291,000							

REVIEW DATE 06/12/2024 BY KBA Total Acres: 0.45 Total Land Value: 291,000 Market: 0 Agricultural: 0 Common: 291,000 PRINTED 07/09/2026 BY SYS