BLOCK 238 W 80 FT OF S 100 FT
OF LOT 5
IN OR 875/1644

JARRELL CLIFFORD O & LINDA S
2212 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0238-0052

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

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

LIME ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	183,600
TOTAL MARKET VALUE	183,600
SOH/AGL Deduction	125,840
ASSESSED VALUE	57,760
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,760
TOTAL JUST VALUE	183,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0875/1644	3/24/1999	WD	Q	V		11,000
GRANTOR: BOHANNON SHIRLEY MAE						
GRANTEE: JARRELL CLIFFORD O						
0605/0188	8/21/1990	QC	U	V		100
GRANTOR: ANDERSON LEON & L						
GRANTEE: BOHANNON SHIRLEY MA						

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		R-2	80.00	100.00	80.00	FF		1.00	1.00	0.85	2,700.00	2,295.00	183,600							

REVIEW DATE 05/07/2025 BY MLU Total Acres: 0.00 Total Land Value: 183,600 Market: 0 Agricultural: 0 Common: 183,600 PRINTED 07/09/2026 BY SYS