BLOCK 244 TRACT F OF LOT 6
CITY OF FDNA BEACH S/D
OF SEC 21 & 22-3N-28E UNR

RANKIN CARL M & SONYA PECK
599 BRUSHY CREEK ROAD
OCILLA, GA 31774

2026

00-00-31-1800-0244-06F0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

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

115 N 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 DC
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	153,510
TOTAL MARKET VALUE	153,510
SOH/AGL Deduction	53,685
ASSESSED VALUE	99,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,825
TOTAL JUST VALUE	153,510
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2025-1			05/07/2026
BLDR-2025-1	PRIVATE PROVIDER	350,703	08/28/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2531/1318	1/21/2022	WD	Q	V	02	90,000
GRANTOR: LIEBENBERG CHARL G						
GRANTEE: RANKIN CARL MASSEY						
2237/1305	11/09/2018	WD	Q	V	01	54,900
GRANTOR: BEST LAURA & WILLIAM						
GRANTEE: LIEBENBERG CHARL G						

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		MU-1			4,386.00	SF		1.00	1.00	1.00	35.00	35.00	153,510							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 0.10 Total Land Value: 153,510 Market: 0 Agricultural: 0 Common: 153,510 PRINTED 07/09/2026 BY SYS