BLK 244 TRACT C OF LOT 7
CITY OF FDNA BEACH S/D OF
SEC 21 & 22-3N-28E UNR

KING JEFFREY & TAMMY
3734 CENTRAL AVE
NASHVILLE, TN 37205

2026

00-00-31-1800-0244-07C0

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

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	59,296
ASSESSED VALUE	94,214
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,214
TOTAL JUST VALUE	153,510
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6359B	REPAIR/RRF	600	02/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2879/0193	7/01/2026	WD	Q	V	01	165,000
GRANTOR: LIEBENBERG CHARL G &						
GRANTEE: KING JEFFREY & TAMM						
2694/385	2/13/2024	WD	U	V	11	100
GRANTOR: LIEBENBERG CHARL G &						
GRANTEE: LIEBENBERG CHARL G						

N 13TH TER, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	MU-1			4,386.00	SF		1.00	1.00	1.00	35.00	35.00	153,510							

REVIEW DATE 05/06/2026 BY DC Total Acres: 0.10 Total Land Value: 153,510 Market: 0 Agricultural: 0 Common: 153,510 PRINTED 07/09/2026 BY SYS