PT OF GOVT LOTS 2 & 3 OF
SEC 22-2N-28E IN OR 1127/589
BEING PARCEL 6 & UTIL ESMT'S

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2023

01-6N-29-AICO-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

11 BEACH LAGOON RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		189,360
TOTAL MARKET VALUE		189,360
SOH/AGL Deduction		0
ASSESSED VALUE		189,360
TOTAL EXEMPTION VALUE	03	189,360
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		189,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013828	DEMOLITION	55,000	10/11/2021
21013834	REMODEL	341,835	10/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1127/0589	3/31/2003	FJ	U	I	03	100
GRANTOR: FLORIDA WATER SERVICE						
GRANTEE: NASSAU COUNTY FLORI						
0506/0391	12/22/1986	SW	U	V		392,600
GRANTOR: SENIOR CORP						
GRANTEE: SOUTHERN STATE UTLT						

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	008600	C	COUNTY	0		CI	0.00	0.00	2.63	AC		1.00	1.00	0.45	160,000.00	72,000.00	189,360							

REVIEW DATE 01/01/2018 BY MH Total Acres: 2.63 Total Land Value: 189,360 Market: 0 Agricultural: 0 Common: 189,360 PRINTED 08/02/2023 BY SYS