PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2023

10-3N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	01	TYP WD 100
Story Height		30 100
RMS		1 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 8700 STATE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	257	100	257	15,141
BAS	9,999	100	9,999	589,091
BAS	9,999	100	9,999	589,091
BAS	9,999	100	9,999	589,091
BAS	9,999	100	9,999	589,091
BAS	9,999	100	9,999	589,091
BAS	9,999	100	9,999	589,091
BAS	9,999	100	9,999	589,091
BAS	9,999	100	9,999	589,091
CAN	3,750	30	1,125	66,280
TOTALS	74,000		71,375	4,205,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	71,375	68.1100	117.83	8,410,116	1900	1900	0	0	0	50.00	50.00

1 GOVT BLDG – 0% - 0 Heated Area: 70250 HX Base Yr

2601 ATLANTIC AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		5,936,108
TOTAL MARKET OB/XF VALUE		15,245
TOTAL LAND VALUE - MARKET		7,807,500
TOTAL MARKET VALUE		13,758,853
SOH/AGL Deduction		4,272,017
ASSESSED VALUE		9,486,836
TOTAL EXEMPTION VALUE	07	9,486,836
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,758,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		8,624,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220035	DEMOLITION	0	09/19/2022
20190037	REPAIR/RRF	25,000	10/22/2019
20190014	DEMOLITION	21,615	05/17/2019
20051326	REPAIR/RRF	10,000	02/28/2005
B9697	REPAIR/RRF	5,200	03/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	U	V	03	100

GRANTOR: FLORIDA BOARD OF PARK
GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] 9999$ BAS=[YR=1993] 9999$ BAS=[YR=1993] 9999$
BAS=[YR=1993] 9999$ BAS=[YR=1993] 9999$ BAS=[YR=1993] 9999$
BAS=[YR=1993] 9999$ BAS=[YR=1993] 257$ CAN=[YR=1993] 3750$.

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
1	0812	CONCRETE C	0	0	0	0	5,160.00	SF	4.00	4.00	100	1980	1980	3	35	7,224	
5	0940	SHEDS/PORT	0	0	0	0	100.00	SF	30.00	30.00	100	1980	1980	3	20	600	
6	0940	SHEDS/PORT	0	0	0	0	256.00	SF	30.00	30.00	100	1980	1980	3	20	1,536	
7	0911	SCRN RM A	0	0	0	0	10.00	SF	17.50	17.50	100	1980	1980	3	20	35	
8	0940	SHEDS/PORT	0	0	0	0	35.00	SF	30.00	30.00	100	1980	1980	3	20	210	
9	0940	SHEDS/PORT	0	0	0	0	100.00	SF	30.00	30.00	100	1980	1980	3	20	600	
10	0940	SHEDS/PORT	0	0	0	0	352.00	SF	30.00	30.00	100	1980	1980	3	20	2,112	
11	0940	SHEDS/PORT	0	0	0	0	49.00	SF	30.00	30.00	100	1980	1980	3	20	294	
12	0350	CARPORT WD	0	0	0	0	900.00	SF	13.00	13.00	100	1980	1980	3	20	2,340	
13	0940	SHEDS/PORT	0	0	0	0	49.00	SF	30.00	30.00	100	1980	1980	3	20	294	

TOTAL OB/XF 15,245

LAND DESCRIPTION

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	008700	C	STATE	0		REC	0.00	0.00	347.00	AC		1.00	1.00	1.00	22,500.00	22,500.00	7,807,500							

REVIEW DATE 01/01/2018 BY MH Total Acres: 347.00 Total Land Value: 7,807,500 Market: 0 Agricultural: 0 Common: 7,807,500 PRINTED 08/02/2023 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2023

10-3N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		3 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

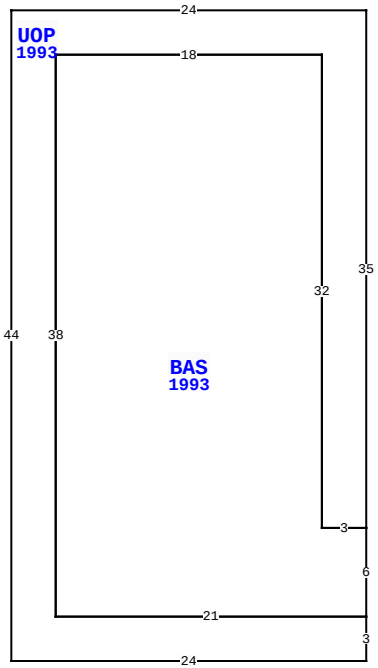
DOR CODE	8700	STATE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	702	100	702	48,663
UOP	354	20	71	4,922
TOTALS	1,056		773	53,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	773	80.1360	138.64	107,169	1965	1965	0	0	0	50.00	50.00

2 GOVT BLDG – 0% - 0 Heated Area: 702 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		5,936,108
TOTAL MARKET OB/XF VALUE		15,245
TOTAL LAND VALUE - MARKET		7,807,500
TOTAL MARKET VALUE		13,758,853
SOH/AGL Deduction		4,272,017
ASSESSED VALUE		9,486,836
TOTAL EXEMPTION VALUE	07	9,486,836
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,758,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		8,624,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	U	V	03	100

GRANTOR: FLORIDA BOARD OF PARK

GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S38 E21 N6 UOP=[YR=1993] N35 W24 S44 E24 N3 W21 N38 E18 S32 E3 $ W3 N32$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2018 BY MH Total Acres: 347.00 Total Land Value: 7,807,500 Market: 0 Agricultural: 0 Common: 7,807,500 PRINTED 08/02/2023 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2023

10-3N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

DOR CODE 8700 STATE

MAP NUM | MKT AREA 01

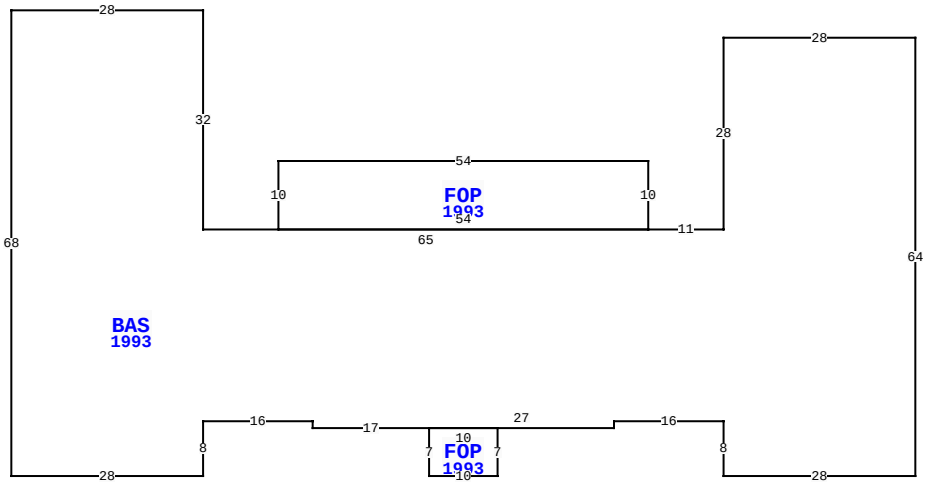
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,868	100	5,868	167,740
FOP	70	30	21	600
FOP	540	30	162	4,631
TOTALS	6,478		6,051	172,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	03	6,051	96.9000	48.45	293,171	1960	1960	0	0	0	41.00	59.00

3 ACCESORY U – 0% - 0 Heated Area: 5868 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		5,936,108
TOTAL MARKET OB/XF VALUE		15,245
TOTAL LAND VALUE - MARKET		7,807,500
TOTAL MARKET VALUE		13,758,853
SOH/AGL Deduction		4,272,017
ASSESSED VALUE		9,486,836
TOTAL EXEMPTION VALUE	07	9,486,836
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,758,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		8,624,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	U	V	03	100

GRANTOR: FLORIDA BOARD OF PARK

GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S28 W11 FOP=[YR=1993] N10 W54 S10E54$ W65 N32 W28 S68 E28 N8 E16 S1 E17 FOP=[YR=1993] S7 E10 N7W10$ E27 N1 E16 S8 E28 N64$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2018 BY MH Total Acres: 347.00 Total Land Value: 7,807,500 Market: 0 Agricultural: 0 Common: 7,807,500 PRINTED 08/02/2023 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2023

10-3N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		8 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		1 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

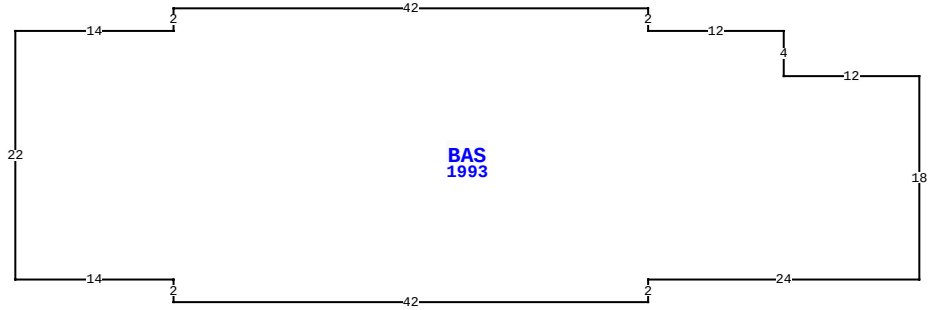
DOR CODE 8700 STATE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,880	100	1,880	141,179
TOTALS	1,880		1,880	141,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	1,880	86.8140	150.19	282,357	1965	1965	0	0	0	50.00	50.00

4 GOVT BLDG – 0% - 0 Heated Area: 1880 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

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

EXTRA FEATURES

L N	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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		5,936,108
TOTAL MARKET OB/XF VALUE		15,245
TOTAL LAND VALUE - MARKET		7,807,500
TOTAL MARKET VALUE		13,758,853
SOH/AGL Deduction		4,272,017
ASSESSED VALUE		9,486,836
TOTAL EXEMPTION VALUE	07	9,486,836
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,758,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		8,624,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	U	V	03	100

GRANTOR: FLORIDA BOARD OF PARK
GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N4 W12 N2 W42 S2 W14 S22 E14 S2 E42 N2 E24 N18$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2018 BY MH Total Acres: 347.00 Total Land Value: 7,807,500 Market: 0 Agricultural: 0 Common: 7,807,500 PRINTED 08/02/2023 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2023

10-3N-28-0000-0001-0000

BUILDING CHARACTERISTICS

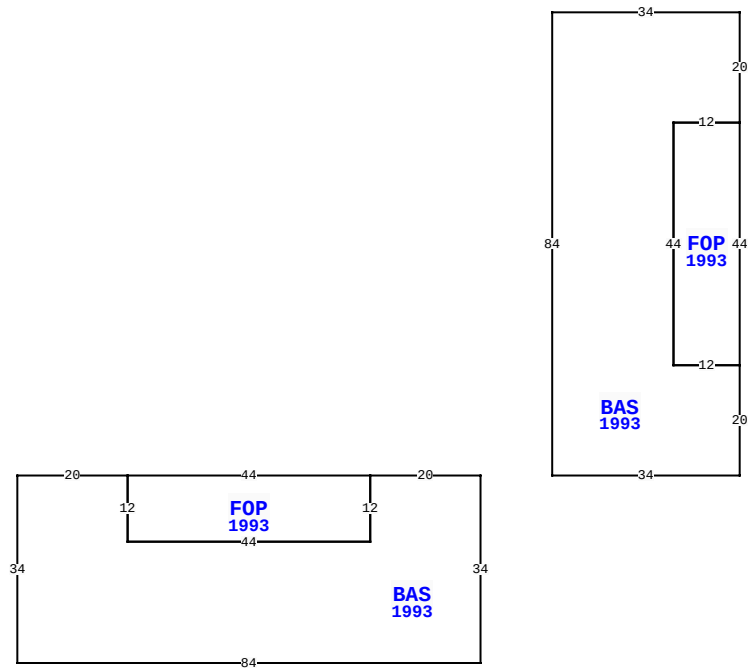
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	0	0 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8700	STATE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,328	100	2,328	240,564
BAS	2,328	100	2,328	240,564
FOP	528	50	264	27,281
FOP	528	50	264	27,281
TOTALS	5,712		5,184	535,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	06	5,184	119.4624	206.67	1,071,377	1900	1900	0	0	0	50.00	50.00

5 GOVT BLDG - 0% - 0 Heated Area: 4656 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		5,936,108
TOTAL MARKET OB/XF VALUE		15,245
TOTAL LAND VALUE - MARKET		7,807,500
TOTAL MARKET VALUE		13,758,853
SOH/AGL Deduction		4,272,017
ASSESSED VALUE		9,486,836
TOTAL EXEMPTION VALUE	07	9,486,836
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,758,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		8,624,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	U	V	03	100

GRANTOR: FLORIDA BOARD OF PARK

GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W20 S12 W44 N12 W20 S34 E84 N34 $
BAS=[YR=1993;ORIG=47,0] N20 W12 N44 E12 N20 W34 S84 E34 $
FOP=[YR=1993;ORIG=-20,0] W44 S12 E44 N12 $
FOP=[YR=1993;ORIG=47,-20] N44 W12 S44 E12 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2018 BY MH Total Acres: 347.00 Total Land Value: 7,807,500 Market: 0 Agricultural: 0 Common: 7,807,500 PRINTED 08/02/2023 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2023

10-3N-28-0000-0001-0000

BUILDING CHARACTERISTICS

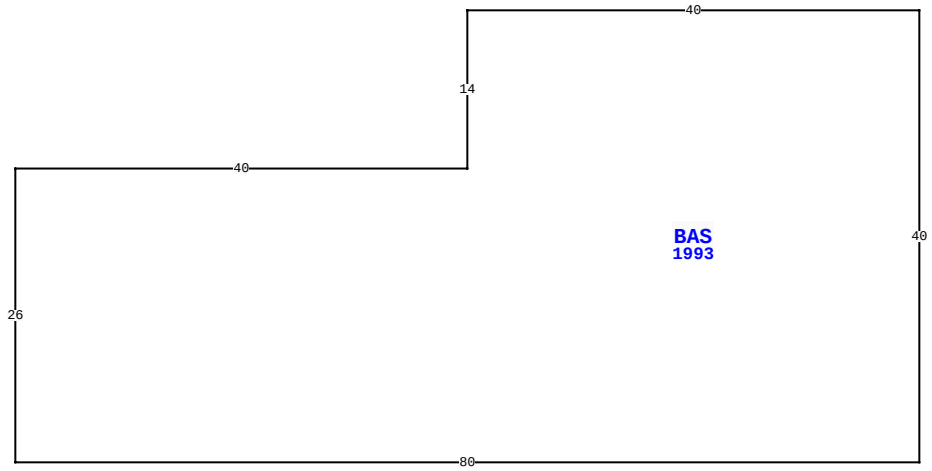
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	01	TYP WD 100
Common Wall		30 100
Story Height		12 100
RMS		2 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8700	STATE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100	2,640	170,993
TOTALS	2,640		2,640	170,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	2,640	74.8800	129.54	341,986	1900	1900	0	0	0	50.00	50.00

6 GOVT BLDG – 0% - 0 Heated Area: 2640 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		5,936,108
TOTAL MARKET OB/XF VALUE		15,245
TOTAL LAND VALUE - MARKET		7,807,500
TOTAL MARKET VALUE		13,758,853
SOH/AGL Deduction		4,272,017
ASSESSED VALUE		9,486,836
TOTAL EXEMPTION VALUE	07	9,486,836
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,758,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		8,624,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	U	V	03	100

GRANTOR: FLORIDA BOARD OF PARK

GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S14 W40 S26 E80 N40$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2018 BY MH Total Acres: 347.00 Total Land Value: 7,807,500 Market: 0 Agricultural: 0 Common: 7,807,500 PRINTED 08/02/2023 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2023

10-3N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

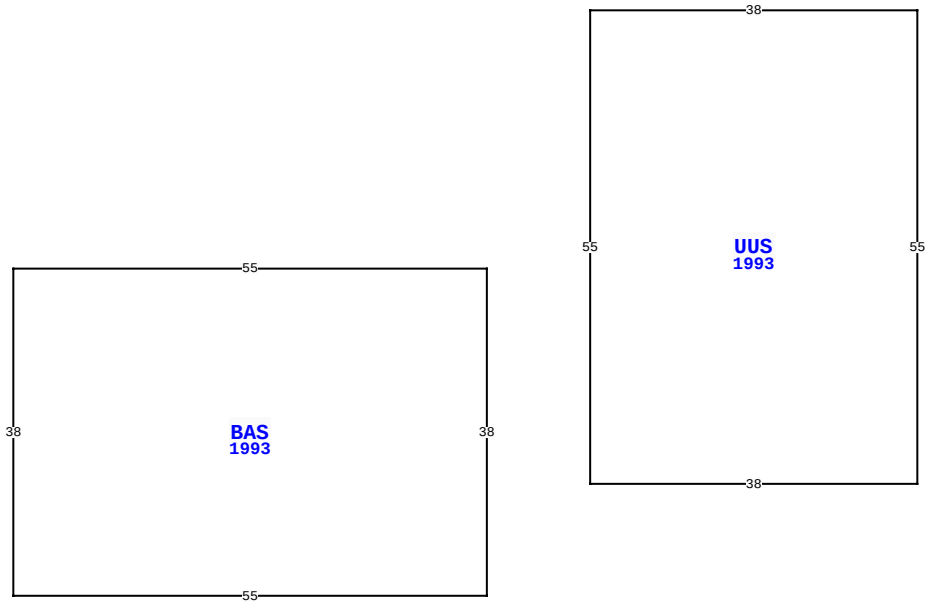
DOR CODE 8700 STATE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,090	100	2,090	86,913
UUS	2,090	50	1,045	43,457
TOTALS	4,180		3,135	130,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,135	92.1500	83.17	260,738	1900	1925	0	0	0	50.00	50.00

7 SINGLE FAM – 0% - 0 Heated Area: 2090 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		5,936,108
TOTAL MARKET OB/XF VALUE		15,245
TOTAL LAND VALUE - MARKET		7,807,500
TOTAL MARKET VALUE		13,758,853
SOH/AGL Deduction		4,272,017
ASSESSED VALUE		9,486,836
TOTAL EXEMPTION VALUE	07	9,486,836
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,758,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		8,624,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	U	V	03	100

GRANTOR: FLORIDA BOARD OF PARK
GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W55 S38 E55 N38 $
UUS=[YR=1993;ORIG=12,-30] S55 E38 N55 W38 $
.

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

REVIEW DATE 01/01/2018 BY MH Total Acres: 347.00 Total Land Value: 7,807,500 Market: 0 Agricultural: 0 Common: 7,807,500 PRINTED 08/02/2023 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2023

10-3N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	01	TYP WD 100
Story Height		12 100
RMS		3 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

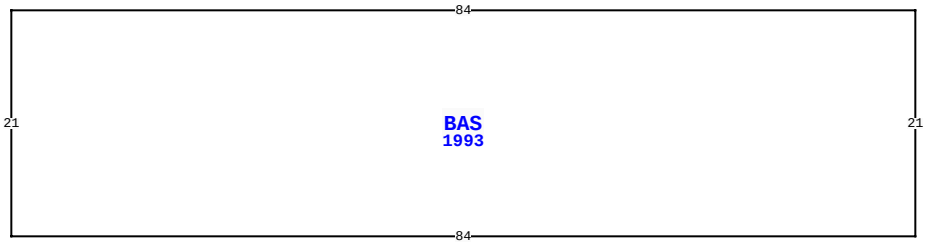
DOR CODE 8700 STATE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100	1,764	137,478
TOTALS	1,764		1,764	137,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	1,764	90.1000	155.87	274,955	1900	1900	0	0	0	50.00	50.00

8 GOVT BLDG – 0% - 0 Heated Area: 1764 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		5,936,108
TOTAL MARKET OB/XF VALUE		15,245
TOTAL LAND VALUE - MARKET		7,807,500
TOTAL MARKET VALUE		13,758,853
SOH/AGL Deduction		4,272,017
ASSESSED VALUE		9,486,836
TOTAL EXEMPTION VALUE	07	9,486,836
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,758,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		8,624,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	U	V	03	100

GRANTOR: FLORIDA BOARD OF PARK
GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W84 S21 E84 N21$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2018 BY MH Total Acres: 347.00 Total Land Value: 7,807,500 Market: 0 Agricultural: 0 Common: 7,807,500 PRINTED 08/02/2023 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2023

10-3N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		3 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

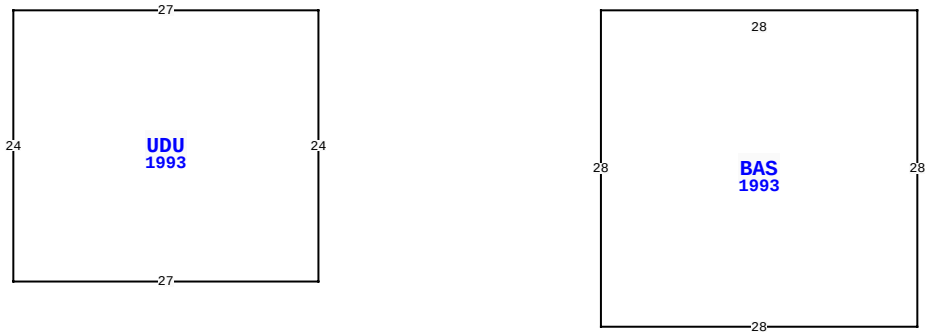
DOR CODE 8700 STATE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	44,763
UDU	648	30	194	11,077
TOTALS	1,432		978	55,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	978	80.1360	95.16	93,066	1971	1971	0	0	0	40.00	60.00

9 EDU RELGUS – 0% - 0 Heated Area: 784 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		5,936,108
TOTAL MARKET OB/XF VALUE		15,245
TOTAL LAND VALUE - MARKET		7,807,500
TOTAL MARKET VALUE		13,758,853
SOH/AGL Deduction		4,272,017
ASSESSED VALUE		9,486,836
TOTAL EXEMPTION VALUE	07	9,486,836
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,758,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		8,624,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	U	V	03	100

GRANTOR: FLORIDA BOARD OF PARK
GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S28 E28 N28$ PTR= W53 UDU=[YR=1993] W27 S24 E27N24$E53 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2018 BY MH Total Acres: 347.00 Total Land Value: 7,807,500 Market: 0 Agricultural: 0 Common: 7,807,500 PRINTED 08/02/2023 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2023

10-3N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	15	HARDTILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	02	Quality Level 02

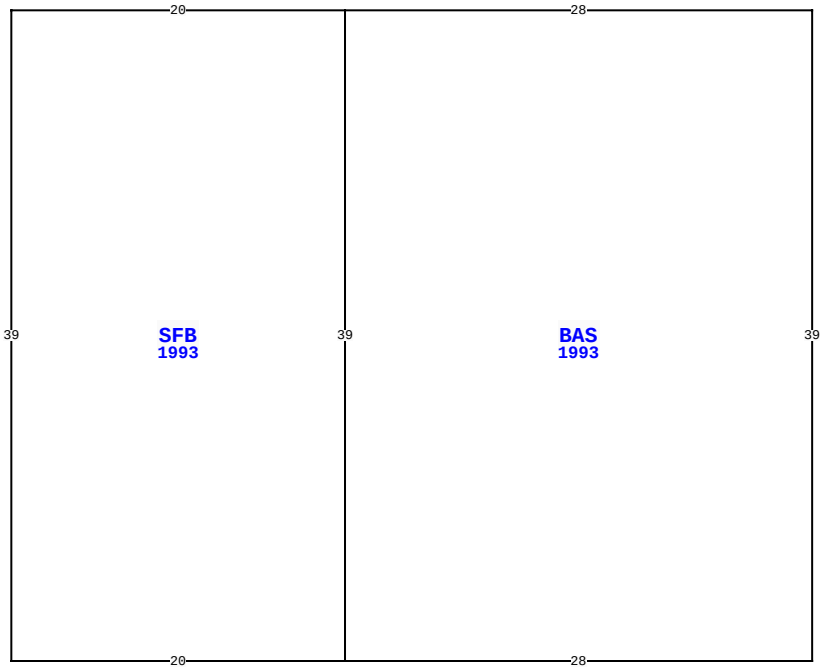
DOR CODE 8700 STATE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1,092	23,511
SFB	780	80	624	13,435
TOTALS	1,872		1,716	36,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	03	1,716	86.1300	43.06	73,891	1900	1900	0	0	0	50.00	50.00

10 ACCESORY U – 0% - 0 Heated Area: 1716 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		5,936,108
TOTAL MARKET OB/XF VALUE		15,245
TOTAL LAND VALUE - MARKET		7,807,500
TOTAL MARKET VALUE		13,758,853
SOH/AGL Deduction		4,272,017
ASSESSED VALUE		9,486,836
TOTAL EXEMPTION VALUE	07	9,486,836
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,758,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		8,624,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	U	V	03	100

GRANTOR: FLORIDA BOARD OF PARK
GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 SFB=[YR=1993] W20 S39 E20 N39$ S39 E28 N39$
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2018 BY MH Total Acres: 347.00 Total Land Value: 7,807,500 Market: 0 Agricultural: 0 Common: 7,807,500 PRINTED 08/02/2023 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2023

10-3N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

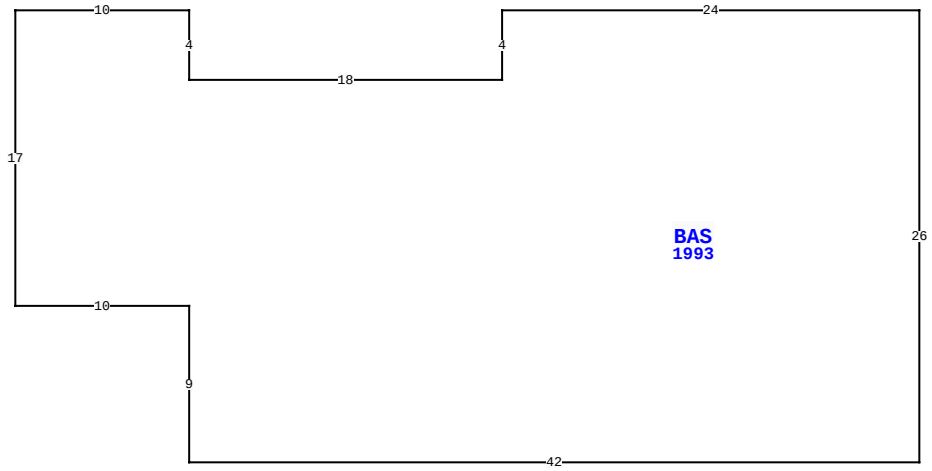
DOR CODE	8700	STATE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,190	100	1,190	54,546
TOTALS	1,190		1,190	54,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,190	76.9500	69.45	82,646	1960	1960	0	0	0	34.00	66.00

11 SINGLE FAM – 0% - 0 Heated Area: 1190 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		5,936,108
TOTAL MARKET OB/XF VALUE		15,245
TOTAL LAND VALUE - MARKET		7,807,500
TOTAL MARKET VALUE		13,758,853
SOH/AGL Deduction		4,272,017
ASSESSED VALUE		9,486,836
TOTAL EXEMPTION VALUE	07	9,486,836
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,758,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		8,624,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	U	V	03	100

GRANTOR: FLORIDA BOARD OF PARK

GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S4 W18 N4 W10 S17 E10 S9 E42 N26$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2018 BY MH Total Acres: 347.00 Total Land Value: 7,807,500 Market: 0 Agricultural: 0 Common: 7,807,500 PRINTED 08/02/2023 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2023

10-3N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

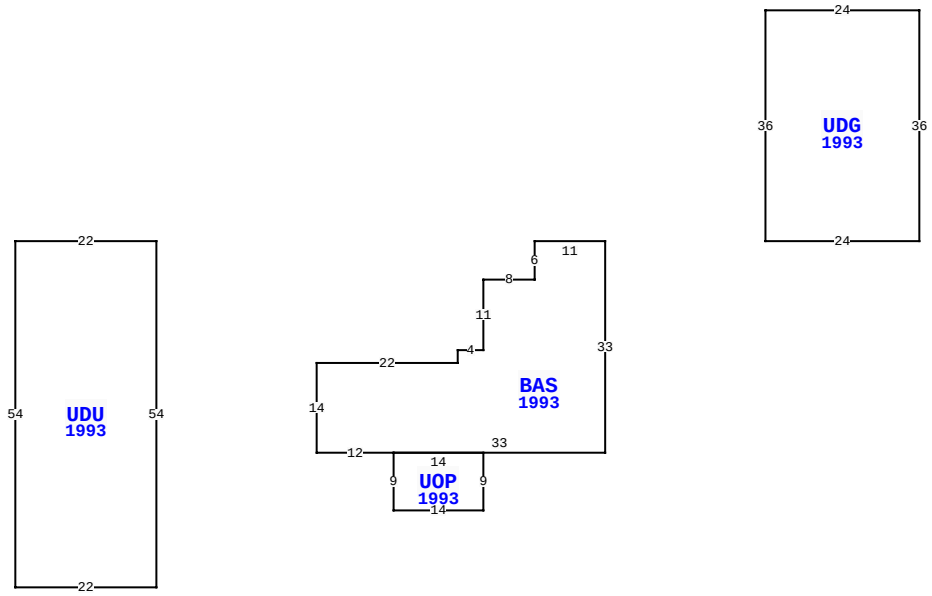
DOR CODE 8700 STATE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	951	100	951	57,603
UDG	864	55	475	28,771
UDU	1,188	55	653	39,552
UOP	126	20	25	1,514
TOTALS	3,129		2,104	127,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,104	85.5000	77.16	162,345	1959	1965	0	0	0	21.50	78.50

12 SINGLE FAM – 0% - 0 Heated Area: 951 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 12 of 14 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		5,936,108
TOTAL MARKET OB/XF VALUE		15,245
TOTAL LAND VALUE - MARKET		7,807,500
TOTAL MARKET VALUE		13,758,853
SOH/AGL Deduction		4,272,017
ASSESSED VALUE		9,486,836
TOTAL EXEMPTION VALUE	07	9,486,836
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,758,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		8,624,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	U	V	03	100

GRANTOR: FLORIDA BOARD OF PARK
GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 S6 W8 S11 W4 S2 W22 S14 E12 UOP=[YR=1993] S9 E14 N9 W14$ E33 N33$ PTR=W70 UDU=[YR=1993] W22 S54 E22N54$E70$ PTR=E25 UDG=[YR=1993] E24 N36 W24S36$W25$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2018 BY MH Total Acres: 347.00 Total Land Value: 7,807,500 Market: 0 Agricultural: 0 Common: 7,807,500 PRINTED 08/02/2023 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2023

10-3N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		17 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		2 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

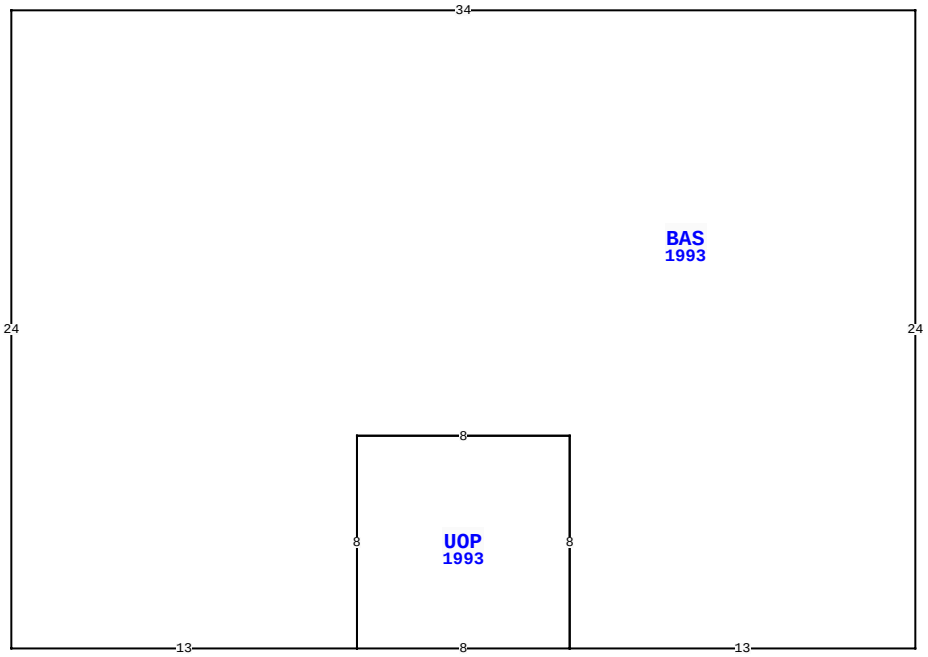
DOR CODE 8700 STATE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	752	100	752	47,162
UOP	64	20	13	816
TOTALS	816		765	47,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	765	72.5040	125.43	95,954	1960	1960	0	0	0	50.00	50.00

13 GOVT BLDG – 0% - 0 Heated Area: 752 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		5,936,108
TOTAL MARKET OB/XF VALUE		15,245
TOTAL LAND VALUE - MARKET		7,807,500
TOTAL MARKET VALUE		13,758,853
SOH/AGL Deduction		4,272,017
ASSESSED VALUE		9,486,836
TOTAL EXEMPTION VALUE	07	9,486,836
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,758,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		8,624,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	U	V	03	100

GRANTOR: FLORIDA BOARD OF PARK
GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S24 E13 UOP=[YR=1993] E8 N8 W8S8$ N8 E8 S8 E13 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2018 BY MH Total Acres: 347.00 Total Land Value: 7,807,500 Market: 0 Agricultural: 0 Common: 7,807,500 PRINTED 08/02/2023 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2023

10-3N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		17 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		2 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

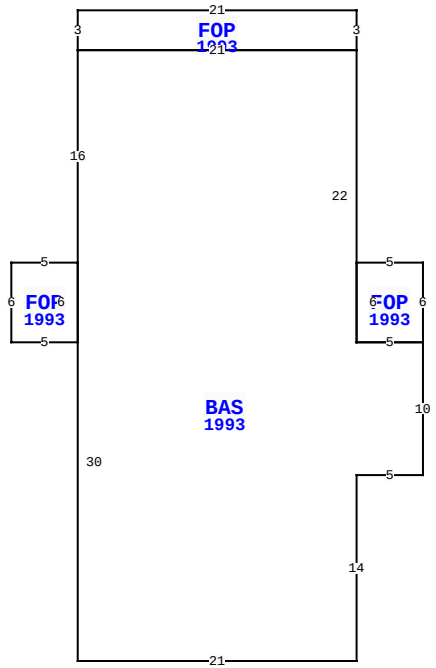
DOR CODE 8700 STATE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,016	100	1,016	63,719
FOP	30	30	9	565
FOP	30	30	9	565
FOP	63	30	19	1,192
TOTALS	1,139		1,053	66,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	1,053	72.5040	125.43	132,078	1960	1960	0	0	0	50.00	50.00

14 GOVT BLDG – 0% - 0 Heated Area: 1016 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 14 of 14 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		5,936,108
TOTAL MARKET OB/XF VALUE		15,245
TOTAL LAND VALUE - MARKET		7,807,500
TOTAL MARKET VALUE		13,758,853
SOH/AGL Deduction		4,272,017
ASSESSED VALUE		9,486,836
TOTAL EXEMPTION VALUE	07	9,486,836
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,758,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		8,624,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	U	V	03	100

GRANTOR: FLORIDA BOARD OF PARK
GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S16 FOP=[YR=1993] W5 S6 E5N6$ S30 E21 N14 E5 N10 FOP=[YR=1993] N6 W5 S6E5$ W5 N22$ FOP=[YR=1993] N3 W21 S3E21$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2018 BY MH Total Acres: 347.00 Total Land Value: 7,807,500 Market: 0 Agricultural: 0 Common: 7,807,500 PRINTED 08/02/2023 BY SYS