PT OF FRACL SEC 13-2N-28E IN
OR 496/640
{PETERS POINT OCEAN FRNT PARK}

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2023**

**13-2N-28-0000-0002-0010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 28 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 10 100 |
| RMS | | 4 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

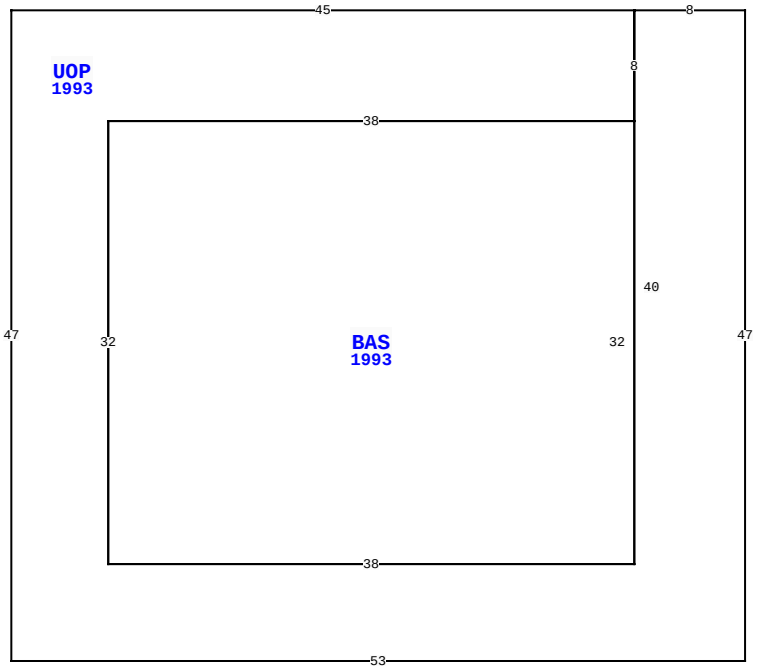
| | | | |
|---|---|---|---|
| DOR CODE | 8600 | COUNTY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3028.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,216 | 100 | 1,216 | 104,749 |
| UOP | 1,275 | 20 | 255 | 21,966 |
| TOTALS | 2,491 | | 1,471 | 126,715 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0303 | 04 | 1,471 | 91.7700 | 102.55 | 150,851 | 1990 | 1990 | 0 | 0 | 0 | 16.00 | 84.00 |

1 CLUB HOUSE – 0% - 0 Heated Area: 1216 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 12/30/2020 | KK | LGL DATE |
| XF DATE | 12/30/2020 | KK | LAND DATE 12/30/2020 KK |
| INC DATE | | | AG DATE |

1974 S FLETCHER AVE, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

PAGE 1 of 3 8

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 126,715 |
| TOTAL MARKET OB/XF VALUE | | 144,993 |
| TOTAL LAND VALUE - MARKET | | 2,662,500 |
| TOTAL MARKET VALUE | | 2,934,208 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 2,934,208 |
| TOTAL EXEMPTION VALUE | 03 | 2,934,208 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,934,208 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,864,517 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20009409 | XFOB-PORTABLE BLD | 13,910 | 11/19/2020 |
| 20005239 | XFOB-GUARD SHACK | 4,286 | 10/14/2020 |
| 18009904 | XFOB | 9,560 | 01/22/2019 |
| P993729 | REMODEL | 1,000 | 11/01/1999 |
| 6265 | NEW CONSTR | 126,608 | 02/02/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0496/0640 | 8/25/1986 | WD | U | V | | 100 |
| GRANTOR: SUMMER BEACH LTD | | | | | | |
| GRANTEE: NASSAU COUNTY | | | | | | |
| 0400/0475 | 9/26/1983 | QC | U | V | 09 | 100 |
| GRANTOR: SENIOR CORP | | | | | | |
| GRANTEE: SUMMER BEACH LTD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W38 S32 E38 N32 $ UOP=[YR=1993] N8 W45 S47 E53 N47 W8 S40 W38 N32 E38 $ .

## 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 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 85,288.00 | SF | 2.00 | 2.00 | 100 | 1990 | 1990 | 3 | 50 | 85,288 | |
| 2 | 0415 | BEACHWALK | 0 | 0 | 300 | 6 | 1,800.00 | SF | 5.75 | 5.75 | 100 | 2000 | 2000 | 3 | 20 | 2,070 | |
| 3 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,864.00 | SF | 4.00 | 4.00 | 100 | 1990 | 1990 | 3 | 62 | 7,103 | |
| 4 | 0350 | CARPORT WD | 0 | 0 | 19 | 19 | 361.00 | SF | 13.00 | 13.00 | 100 | 1990 | 1990 | 3 | 20 | 939 | |
| 5 | 0350 | CARPORT WD | 0 | 0 | 19 | 19 | 361.00 | SF | 13.00 | 13.00 | 100 | 1990 | 1990 | 3 | 20 | 939 | |
| 6 | 0350 | CARPORT WD | 0 | 0 | 19 | 19 | 361.00 | SF | 13.00 | 13.00 | 100 | 1990 | 1990 | 3 | 20 | 939 | |
| 7 | 0350 | CARPORT WD | 0 | 0 | 19 | 19 | 361.00 | SF | 13.00 | 13.00 | 100 | 1990 | 1990 | 3 | 20 | 939 | |
| 8 | 0350 | CARPORT WD | 0 | 0 | 19 | 19 | 361.00 | SF | 13.00 | 13.00 | 100 | 1990 | 1990 | 3 | 20 | 939 | |
| 9 | 0350 | CARPORT WD | 0 | 0 | 19 | 19 | 361.00 | SF | 13.00 | 13.00 | 100 | 1990 | 1990 | 3 | 20 | 939 | |
| 10 | 0350 | CARPORT WD | 0 | 0 | 19 | 19 | 361.00 | SF | 13.00 | 13.00 | 100 | 1990 | 1990 | 3 | 20 | 939 | |

TOTAL OB/XF 101,034

## 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 | 008600 | C | COUNTY | 0 | | PUD | 0.00 | 0.00 | 10.65 | AC | | 1.00 | 1.00 | 0.50 | 500,000.00 | 250,000.00 | 2,662,500 | | | | | | | |

REVIEW DATE 12/30/2020 BY KK Total Acres: 10.65 Total Land Value: 2,662,500 Market: 0 Agricultural: 0 Common: 2,662,500 PRINTED 08/02/2023 BY SYS

PT OF FRACL SEC 13-2N-28E IN
OR 496/640
{PETERS POINT OCEAN FRNT PARK}

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2023**

**13-2N-28-0000-0002-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 8600 | COUNTY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3028.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 126,715 |
| TOTAL MARKET OB/XF VALUE | | 144,993 |
| TOTAL LAND VALUE - MARKET | | 2,662,500 |
| TOTAL MARKET VALUE | | 2,934,208 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 2,934,208 |
| TOTAL EXEMPTION VALUE | 03 | 2,934,208 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,934,208 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,864,517 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0496/0640 | 8/25/1986 | WD | U | V | | 100 |
| GRANTOR: SUMMER BEACH LTD | | | | | | |
| GRANTEE: NASSAU COUNTY | | | | | | |
| 0400/0475 | 9/26/1983 | QC | U | V | 09 | 100 |
| GRANTOR: SENIOR CORP | | | | | | |
| GRANTEE: SUMMER BEACH LTD | | | | | | |

| | | | | |
|---|---|---|---|---|
| BLD DATE | 12/30/2020 | KK | LGL DATE | |
| XF DATE | 12/30/2020 | KK | LAND DATE | 12/30/2020 KK |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0350 | CARPORT WD | 0 | 0 | 19 | 19 | 361.00 | SF | 13.00 | 13.00 | 100 | 1990 | 1990 | 3 | 20 | 939 | |
| 12 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 318.00 | UT | 25.00 | 25.00 | 100 | 2000 | 2000 | 3 | 85 | 6,758 | |
| 13 | 0971 | ST LGHT OV | 0 | 0 | 0 | 0 | 8.00 | UT | 1,555.00 | 1,555.00 | 100 | 2000 | 2000 | 3 | 55 | 6,842 | |
| 14 | 0415 | BEACHWALK | 0 | 0 | 0 | 0 | 1,952.00 | SF | 5.75 | 5.75 | 100 | 2000 | 2000 | 3 | 20 | 2,245 | |
| 15 | 0415 | BEACHWALK | 0 | 0 | 0 | 0 | 2,072.00 | SF | 5.75 | 5.75 | 100 | 2000 | 2000 | 3 | 20 | 2,383 | |
| 16 | 0680 | POLE SHED | 0 | 0 | 10 | 7 | 70.00 | SF | 10.00 | 10.00 | 100 | 2013 | 2013 | 3 | 75 | 525 | |
| 17 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 200.00 | SF | 6.50 | 6.50 | 100 | 2013 | 2013 | 3 | 95 | 1,235 | |
| 18 | 0940 | SHEDS/PORT | 0 | 0 | 20 | 10 | 200.00 | SF | 30.00 | 30.00 | 100 | 2019 | 2019 | 3 | 90 | 5,400 | |
| 19 | 0940 | SHEDS/PORT | 0 | 0 | 24 | 12 | 288.00 | SF | 30.00 | 30.00 | 100 | 2020 | 2020 | 3 | 93 | 8,035 | |
| 20 | 1242 | WD DECK A | 0 | 0 | 12 | 12 | 144.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 93 | 1,339 | |

TOTAL OB/XF 35,701

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 12/30/2020 BY KK Total Acres: 10.65 Total Land Value: 2,662,500 Market: 0 Agricultural: 0 Common: 2,662,500 PRINTED 08/02/2023 BY SYS

PT OF FRACL SEC 13-2N-28E IN
OR 496/640
{PETERS POINT OCEAN FRNT PARK}

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2023**

**13-2N-28-0000-0002-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 8600 | COUNTY | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3028.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 126,715 |
| TOTAL MARKET OB/XF VALUE | | 144,993 |
| TOTAL LAND VALUE - MARKET | | 2,662,500 |
| TOTAL MARKET VALUE | | 2,934,208 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 2,934,208 |
| TOTAL EXEMPTION VALUE | 03 | 2,934,208 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,934,208 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,864,517 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
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| GRANTOR: SUMMER BEACH LTD | | | | | | |
| GRANTEE: NASSAU COUNTY | | | | | | |
| 0400/0475 | 9/26/1983 | QC | U | V | 09 | 100 |
| GRANTOR: SENIOR CORP | | | | | | |
| GRANTEE: SUMMER BEACH LTD | | | | | | |

| | | | | |
|---|---|---|---|---|
| BLD DATE | 12/30/2020 | KK | LGL DATE | |
| XF DATE | 12/30/2020 | KK | LAND DATE | 12/30/2020 KK |
| INC DATE | | | AG DATE | |

### BUILDING NOTES

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 21 | 0940 | SHEDS/PORT | 0 | 0 | 6 | 4 | 24.00 | SF | 270.00 | 270.00 | 100 | 2020 | 2020 | 3 | 93 | 6,026 | |
| 22 | 0093 | MANL GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 1,200.00 | 1,200.00 | 100 | 2020 | 2020 | 3 | 93 | 2,232 | |

### BUILDING DIMENSIONS

### LAND DESCRIPTION

TOTAL OB/XF 8,258

| 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 12/30/2020 BY KK Total Acres: 10.65 Total Land Value: 2,662,500 Market: 0 Agricultural: 0 Common: 2,662,500 PRINTED 08/02/2023 BY SYS