PT OF TRACTS B & C
PARCEL 3-5 SECT 18-2N-28 &
FRAC OF SECT 20-2N-28 PAR 1-18

UNITED STATES OF AMERICA
C/O NATIONAL PARK SERVICE, LAND RESOURCES DIVISION
WASHINGTON, DC 20240

2023

18-2N-28-0000-0003-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3039.00		

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

OCEAN BLVD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		6,390,000
TOTAL MARKET VALUE		6,390,000
SOH/AGL Deduction		5,767,383
ASSESSED VALUE		622,617
TOTAL EXEMPTION VALUE	12	622,617
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,390,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,130,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1532/1026	10/26/2007	WD	U	V	06	100

GRANTOR: AMELIA ISLAND COMPANY
GRANTEE: UNITED STATES OF AM

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	008800	C	FEDERAL	0		PUD	0.00	0.00	8.52	AC		1.00	1.00	1.00	750,000.00	750,000.00	6,390,000							

REVIEW DATE 08/22/2022 BY HSA Total Acres: 8.52 Total Land Value: 6,390,000 Market: 0 Agricultural: 0 Common: 6,390,000 PRINTED 08/02/2023 BY SYS