PT OR 971/1311 & PT 963/1593
(EX OR 1449/868 & OR 1966/625)
ESMT PT OR 1127/1783

JREE INVESTMENTS LLC/PARLAND JACKIE
96032 RIVER MARSH BEND
FERNANDINA BEACH, FL 32034

2023

25-2N-28-0000-0002-0730

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		

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

AMELIA CONCOURSE, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	48,480
TOTAL MARKET VALUE	48,480
SOH/AGL Deduction	0
ASSESSED VALUE	48,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,480
TOTAL JUST VALUE	48,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2492/1379	8/31/2021	TX	U	V	11	6,400
GRANTOR: TAX COLLECTOR						
GRANTEE: JREE INVESTMENTS LL						
0971/1311	2/21/2001	WD	U	V	07	100
GRANTOR: RAYLAND LLC						
GRANTEE: TREVETT FAMILY COMP						

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	000115	C	SFR ACRES	0			0.00	0.00	8.08	AC		1.00	1.00	0.30	20,000.00	6,000.00	48,480							

REVIEW DATE 01/01/2018 BY MH Total Acres: 8.08 Total Land Value: 48,480 Market: 0 Agricultural: 0 Common: 48,480 PRINTED 08/02/2023 BY SYS