PT OF NW1/4 OF JOHN D BRADDOCK
DONATION SEC 43-3N-26E
IN OR 1889/1996 & OR 2289/1555

SAND HILL WET DECK LLC
1267 GERBING RD
FERNANDINA BEACH, FL 32034

2023

43-3N-26-0000-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2015 MF
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	159,240
TOTAL MARKET VALUE	159,240
SOH/AGL Deduction	0
ASSESSED VALUE	159,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	159,240
TOTAL JUST VALUE	159,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21018044	GARAGE	0	12/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2289/1555	7/11/2019	QC	U	V	11	17,100
GRANTOR: NASSAU COUNTY BOARD O						
GRANTEE: SAND HILL WET DECK						
1889/1996	11/15/2013	WD	Q	V	02	375,000
GRANTOR: SANDHILL RECYCLE CENT						
GRANTEE: SAND HILL WET DECK						

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	009900	C	AC NON-AG	0		OR			39.81	AC		1.00	1.00	0.50	8,000.00	4,000.00	159,240							

REVIEW DATE 07/10/2020 BY KBA Total Acres: 39.81 Total Land Value: 159,240 Market: 0 Agricultural: 0 Common: 159,240 PRINTED 08/02/2023 BY SYS