PT UNSURVEYED SEC 52-2N-28E
PT OR 2472/1123

SEB REAL ESTATE HOLDINGS LLC &/HB ASSET MANAGEMENT
15 TRADE STREET
BRUNSWICK, GA 31525

2023

52-2N-28-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9500	RIVERS AND LAKES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

FRANK WARD RD, 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	1,352
TOTAL MARKET VALUE	1,352
SOH/AGL Deduction	0
ASSESSED VALUE	1,352
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,352
TOTAL JUST VALUE	1,352
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2472/1123	12/30/2020	QC	U	V	11	100
GRANTOR: SOUTHEASTERN BANK ET						
GRANTEE: SEB REAL ESTATE HOL						
1717/1727	12/30/2010	QC	U	V	11	100
GRANTOR: HARDWICK JAMES O & JU						
GRANTEE: SOUTHEASTERN BANK &						

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	009500	C	SUBMERGED	0		OR	0.00	0.00	54.07	AC		1.00	1.00	1.00	25.00	25.00	1,352							

REVIEW DATE 01/01/2018 BY MH Total Acres: 54.07 Total Land Value: 1,352 Market: 0 Agricultural: 0 Common: 1,352 PRINTED 08/02/2023 BY SYS