PT GOVT LOTS 1 & 2 OF
SEC 57-3N-28E IN OR 1107/835
(EX CNSVTN ESMT IN 877/452 &

OBJI LLC
2626 HOWELL STREET STE #850
DALLAS, TX 75204

2023

57-3N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9500	RIVERS AND LAKES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

OYSTER BAY, 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	1,083
TOTAL MARKET VALUE	1,083
SOH/AGL Deduction	0
ASSESSED VALUE	1,083
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,083
TOTAL JUST VALUE	1,083
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6126	XFOB	3,400	11/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2030/0574	2/02/2016	QC	U	V	11	100
GRANTOR: O B ISLAND HOMES LLC						
GRANTEE: OBJI LLC						
1177/0619	10/02/2003	QC	U	V	19	150,000
GRANTOR: NATIVE WOODLAND PROPE						
GRANTEE: O B ISLAND HOMES LL						

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	43.32	AC		1.00	1.00	1.00	25.00	25.00	1,083							

REVIEW DATE 06/15/2020 BY KWX Total Acres: 43.32 Total Land Value: 1,083 Market: 0 Agricultural: 0 Common: 1,083 PRINTED 08/02/2023 BY SYS