

WILKES NICHOLAS T & LINDSEY W
2753 SEA ISLAND TRC
FERNANDINA BEACH, FL 32034

00-00-31-142R-0004-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 2				Tax Dist:					
BUILDING MARKET VALUE				823,970					
TOTAL MARKET OB/XF VALUE				50,589					
TOTAL LAND VALUE - MARKET				375,000					
TOTAL MARKET VALUE				1,249,559					
SOH/AGL Deduction				0					
ASSESSED VALUE				1,249,559					
TOTAL EXEMPTION VALUE				HX HB		50,000			
BASE TAXABLE VALUE				1,199,559					
TOTAL JUST VALUE				1,249,559					
NCON VALUE				874,559					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				275,000					
PERMIT NUM				DESCRIPTION		AMT		ISSUED	
20222324				C0				07/26/2023	
20222717				INGROUND POOL		94,373		01/25/2023	
20222324				5504T 3989B		1,360,700		07/18/2022	
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2468/1719		6/08/2021		WD	Q	V	02	265,000	
GRANTOR: ISLANDS CLUB AMELIA L									
GRANTEE: WILKES NICHOLAS T &									
BUILDING NOTES									
BUILDING DIMENSIONS									
FUS=[YR=2024;ORIG=0,-2] E24 S26 E6 S11 W4 S16 E4 S6 W30 N59 \$									
FUS=[YR=2024;ORIG=45,16] N18 E2 E14 E2 S26 E5 S11 W4 S14 E4									
S8 W11 S2 W6 N2 W4 S2 W6 N1.11 U0.1L3 N41 E6 \$									
BAS=[YR=2022;ORIG=-9,-2] W9 W21 S17 E12 S20 E9 S22 E1 E8 N59									
\$									
FGR=[YR=2022;ORIG=-39,15] S42 E21 N22 W9 N20 W12 \$									
FOP=[YR=2024;ORIG=0,-2] E24 E6 N10 W1 W4.1 W24.11 S10 \$									
FOP=[YR=2022;ORIG=-18,-2] N10 W21 S10 E21 \$									
FOP=[YR=2024;ORIG=47,-2] E14 N10 W14 S10 \$									
UOP=[YR=2024;ORIG=-18,-12] E9 S10 W9 N10 \$									
STR=[YR=2024;ORIG=26,35] E4 S16 W4 N16 \$									
STR=[YR=2024;ORIG=25,-12] E4 N16 W4 S16 \$									
LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
375,000									
Common: 375,000 PRINTED 08/06/2024 BY SYS									