PT GOVT LOT 1 OF SEC 6-2N-28E &
PT FRACL SEC 7-2N-28E IN OR 2515
(EX R/W IN OR 496/661)

LINEAGE PROPERTIES II LLC
103 SOLANA RD STE B
PONTE VEDRA BEACH, FL 32082

2024

06-2N-28-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

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

791 AMELIA ISLAND PKWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	572,800
TOTAL MARKET VALUE	572,800
SOH/AGL Deduction	320,487
ASSESSED VALUE	252,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,313
TOTAL JUST VALUE	572,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230048	DERM OFFICE 7870S	4,000,000	10/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2515/1348	11/19/2021	WD	Q	V	01	780,000
GRANTOR: J H COBB PROPERTIES I						
GRANTEE: LINEAGE PROPERTIES						
1299/0527	3/02/2005	WD	Q	V		290,000
GRANTOR: SUMMER BEACH LTD						
GRANTEE: J H COBB PROPERTIES						

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	001000	C	COMMERCIAL	0		MU-1	0.00	0.00	114,560.00	SF		1.00	1.00	1.00	5.00	5.00	572,800							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 2.63 Total Land Value: 572,800 Market: 0 Agricultural: 0 Common: 572,800 PRINTED 08/06/2024 BY SYS