PT OF TRACT "PARCEL 2" & PT OF
JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 977/1784

NASSAU COUNTY BOCC
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2024

10-3N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

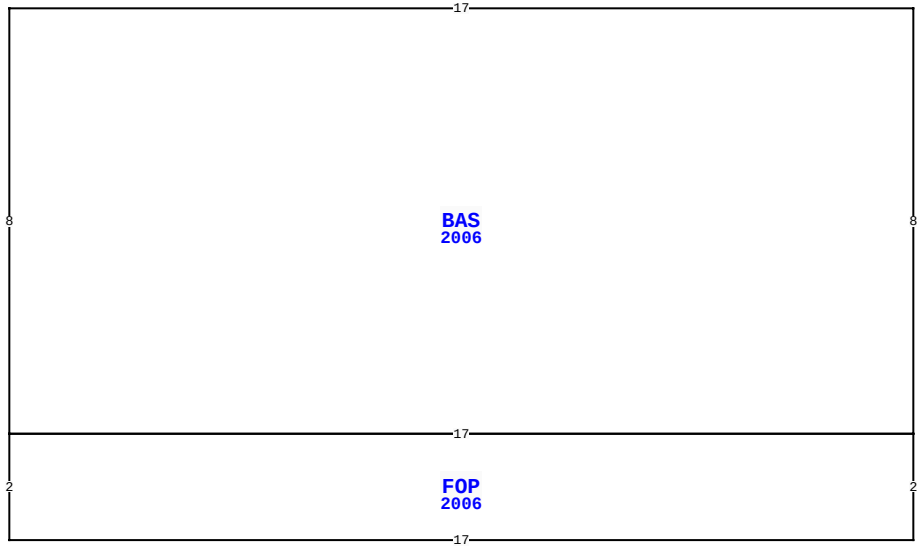
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	12	REINFO/CON 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		7 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	136	100	136	13,664
FOP	34	30	10	1,005
TOTALS	170		146	14,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	146	75.6000	127.58	18,627	2006	2006	0	0	0	21.25	78.75

1 RSTRM BLDG – 0% - 0 Heated Area: 136 HX Base Yr



97177 POGY PL, FERNANDINA BEACH

BLD DATE	11/02/2018	KK	LGL DATE	
XF DATE	11/02/2018	KK	LAND DATE	11/02/2018 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		178,145
TOTAL MARKET OB/XF VALUE		895,195
TOTAL LAND VALUE - MARKET		379,139
TOTAL MARKET VALUE		1,452,479
SOH/AGL Deduction		0
ASSESSED VALUE		1,452,479
TOTAL EXEMPTION VALUE	03	1,452,479
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,452,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,469,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16934	NEW CONSTR	0	10/01/2005
B16935	NEW CONSTR	0	10/01/2005
B17264	NEW CONSTR	0	10/01/2005
C16934	CO ISSUED	0	10/01/2005
C16935	CO ISSUED	0	10/01/2005
C17264	CO ISSUED	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0977/1784	3/27/2001	WD	U	V	06	100
GRANTOR: THE TRUST FOR PUBLIC						
GRANTEE: BOARD OF COUNTY COM						
0877/1313	4/06/1999	WD	U	V	09	650,000
GRANTOR: ARGICOLA WM L II & J						
GRANTEE: TRUST FOR PUBLIC LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17S8FOP=[YR=2006] S2E17N2 W17$E17N8$.

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
1	0803	ASPHALT C	0	0	0	0	179,934.00	SF	2.00	2.00	100	2004	2004	3	54	194,329	
2	0812	CONCRETE C	0	0	0	0	2,260.00	SF	4.00	4.00	100	2004	2004	3	84	7,594	
3	0402	CONC BUMPE	0	0	0	0	98.00	UT	25.00	25.00	100	2004	2004	3	88	2,156	
4	0400	CONC CURB	0	0	0	0	180.00	LF	15.00	15.00	100	2004	2004	3	88	2,376	
5	0310	AL GANG WY	0	0	0	0	126.00	LF	115.00	115.00	100	2004	2004	3	22	3,188	
6	0950	SHIP DOCK	0	0	0	0	4,158.00	SF	125.00	125.00	100	2004	2004	3	96	498,960	
7	0316	DCK PLNG C	0	0	0	0	6.00	UT	4,000.00	4,000.00	100	2004	2004	3	22	5,280	
8	0302	FLT DOCK C	0	0	0	0	689.00	SF	50.00	50.00	100	2004	2004	3	22	7,579	
9	0462	ST/AL FNC	0	0	0	0	5,880.00	SF	15.00	15.00	100	2004	2004	3	36	31,752	
10	0462	ST/AL FNC	0	0	0	0	204.00	SF	10.00	10.00	100	2004	2004	3	36	734	

TOTAL OB/XF 753,948

LAND DESCRIPTION

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	008600	C	COUNTY	0		ROS	0.00	0.00	2.39	AC		1.00	1.00	1.00	100,000.00	100,000.00	239,000							
2	008600	C	COUNTY	0		ROS	0.00	0.00	6.22	AC		1.00	1.00	1.00	22,500.00	22,500.00	139,950							
3	009620	C	MARSH	0		ROS	0.00	0.00	0.99	AC		1.00	1.00	1.00	100.00	100.00	99							
4	009620	C	MARSH	0		ROS	0.00	0.00	0.90	AC		1.00	1.00	1.00	100.00	100.00	90							

REVIEW DATE 02/09/2023 BY HSA Total Acres: 10.50 Total Land Value: 379,139 Market: 0 Agricultural: 0 Common: 379,139 PRINTED 08/06/2024 BY SYS

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96135 NASSAU PLACE STE 1
YULEE, FL 32097

2024

10-3N-28-0000-0002-0000

BUILDING CHARACTERISTICS

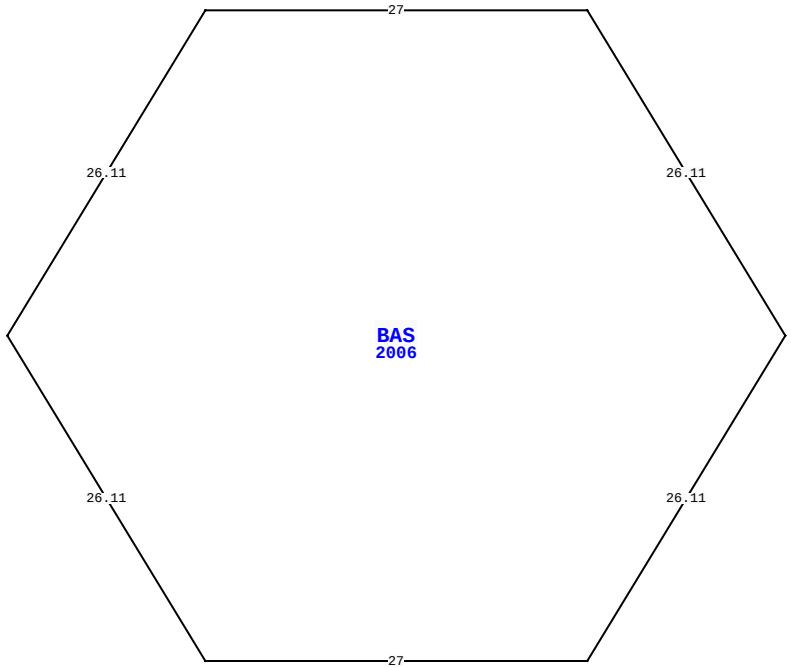
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 70
Exterior Wall	27	PREFIN MTL 30
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,886	100	1,886	163,476
TOTALS	1,886		1,886	163,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	1,886	52.6480	90.29	170,287	2006	2006	0	0	0	4.00	96.00

2 GOVT BLDG - 0% - 0 Heated Area: 1886 HX Base Yr



97177 POGY PL, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,469,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: THE TRUST FOR PUBLIC						
GRANTEE: BOARD OF COUNTY COM						
0877/1313	4/06/1999	WD	U	V	09	650,000
GRANTOR: ARGICOLA WM L II & J						
GRANTEE: TRUST FOR PUBLIC LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W27 D23 L14 D23 R14 E27 U23 R14 U23 L14 $.

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
11	0972	ST LGHT UN	0	0	0	0	10.00	UT	2,530.00	2,530.00	100	2004	2004	3	64	16,192	
12	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2004	2004	3	64	960	
13	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2004	2004	3	64	3,238	
14	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	2004	2004	3	22	660	
15	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100	2004	2004	3	84	197	
16	0306	BOAT RAMP	0	0	50	60	3,000.00	UT	40.00	40.00	100	2004	2004	3	100	120,000	

LAND DESCRIPTION

TOTAL OB/XF 141,247

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

REVIEW DATE 02/09/2023 BY HSA Total Acres: 10.50 Total Land Value: 379,139 Market: 0 Agricultural: 0 Common: 379,139 PRINTED 08/06/2024 BY SYS