FRAC (LESS 10A & R/W)
OR 85 PG 62 EX PORTION OF
HOLLY POINT NORTH #2 PB 4/80 &

LEE JOHN W/WACHOVIA BANK & HERBERT TOMLINSON CO-TR
C/O LERETA, PO BOX 35605
DALLAS, TX 75235

2024

25-2N-27-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
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	2,191,440
TOTAL MARKET VALUE	67,462
SOH/AGL Deduction	0
ASSESSED VALUE	67,462
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,462
TOTAL JUST VALUE	2,191,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,191,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1528/1812	10/04/2007	WD	U	V	06	1,520,000
GRANTOR: SHEFFIELD WILLIAM F						
GRANTEE: SOUTHTRUST BANK ETA						
0727/0041	4/04/1995	PR	U	V	09	100
GRANTOR: AMER NATL BANK OF FLA						
GRANTEE: AMER NATL BANK OF F						

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	145.62	AC		1.00	1.00	1.00	415.00	415.00	60,432							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	37.00	AC		1.00	1.00	1.00	190.00	190.00	7,030							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	182.62	AC		1.00	1.00	1.00	12,000.00	12,000.00	2,191,440							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 182.62 Total Land Value: 67,462 Market: 2,191,440 Agricultural: 67,462 Common: 0 PRINTED 08/06/2024 BY SYS