RIGHT OF WAYS(PRIVATE)
PT OR 1850/323
PRIVATE QUARTERS PB 7/175

PRIVATE QUARTER CLUB AT AMELIA NATIONAL PROPERTY O
C/O COURSON & STAM LLC, 2398 SADLER RD
FERNANDINA BEACH, FL 32034

2024

26-2N-28-168P-000R-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9400	RIGHTS-OF-WAY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

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

94000 HEMLOCK CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	162
TOTAL MARKET VALUE	162
SOH/AGL Deduction	0
ASSESSED VALUE	162
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162
TOTAL JUST VALUE	162
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1850/0323	4/05/2013	QC	U	V	11	100
GRANTOR: PRIVATE QUARTERS ACQU						
GRANTEE: PRIVATE QUARTERS CL						
1577/1686	7/21/2008	CT	U	V	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: PRIVATE QUARTERS AC						

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	009400	C	RIGHTOFWAY	0		PUD	0.00	0.00	1.62	AC		1.00	1.00	1.00	100.00	100.00	162							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 1.62 Total Land Value: 162 Market: 0 Agricultural: 0 Common: 162 PRINTED 08/06/2024 BY SYS