PT OF SEC 26-2N-28E &
40-2N-28E IN OR 2534/640

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS
96135 NASSAU PLACE
YULEE, FL 32097

2024

27-2N-28-0000-0009-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
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

942456 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/14/2022 KK
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		473,750
TOTAL MARKET VALUE		473,750
SOH/AGL Deduction		0
ASSESSED VALUE		473,750
TOTAL EXEMPTION VALUE	03	473,750
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		473,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003314	NEW BUILDING FIRE	1,507,968	03/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/0640	1/28/2022	WD	U	V	18	475,000

GRANTOR: GATA HOLDINGS LLC
GRANTEE: NASSAU COUNTY BOARD

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	008600	C	COUNTY	0		CN	0.00	0.00	37,900.00	SF		1.00	1.00	1.00	12.50	12.50	473,750							

REVIEW DATE 04/25/2023 BY HS Total Acres: 0.00 Total Land Value: 473,750 Market: 0 Agricultural: 0 Common: 473,750 PRINTED 08/06/2024 BY SYS