BLOCK 8 LOT 60
AMERICAN BEACH SUB 1 PB 2/42

WJW DIVERSIFIED HOLDINGS LLC
625 WEST UNION ST STE 3
JACKSONVILLE, FL 32202

2025

00-00-30-010A-0008-0600

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3038.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	450,000
SOH/AGL Deduction	50,700
ASSESSED VALUE	399,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	399,300
TOTAL JUST VALUE	450,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	450,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327247	DEMOLITION	12,800	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/0041	1/05/2021	WD	Q	V	01	240,000
GRANTOR: CORNIER MARC-ANDRE &						
GRANTEE: WJW DIVERSIFIED HOL						
2043/0816	4/29/2016	WD	Q	V	01	130,000
GRANTOR: SCHMITZ STEPHEN M & L						
GRANTEE: CORNIER MARC-ANDRE						

BUILDING NOTES

BUILDING DIMENSIONS

5431 WALDRON ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2024 MLU
INC DATE		AG DATE	

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	000100	C	RES	0		RSF-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	9,000.00	9,000.00	450,000							

REVIEW DATE 04/15/2024 BY MLU Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS