

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 8 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 67,275 TOTAL MARKET VALUE 67,275 SOH/AGL Deduction 0 ASSESSED VALUE 67,275 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 67,275 TOTAL JUST VALUE 67,275 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 67,275										
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED B250001708 MODULAR HOME 0 02/19/2025											
MAP NUM MKT AREA 02																											
NEIGHBORHOOD/LOC 2018.00																SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 2731/89 8/08/2024 QC U V 11 100 GRANTOR: AACRES LLC GRANTEE: AACRES LLC 2710/1842 5/01/2024 WD Q I 03 350,000 GRANTOR: WEBER RACHELLE J GRANTEE: AACRES LLC											
TOTALS																BLD DATE LGL DATE XF DATE LAND DATE 04/11/2024 MLU INC DATE AG DATE											
EXTRA FEATURES						WAX WING LN, FERNANDINA BEACH										BUILDING NOTES BUILDING DIMENSIONS											
L N	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 L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSVR 1 000100 C RES 0 0006 RSF-2 69.00 85.00 69.00 FF 1.00 1.00 0.75 1,300.00 975.00 67,275										
LAND DESCRIPTION TOTAL OB/XF 0																											
REVIEW DATE 06/04/2025 BY HS Total Acres: 0.00 Total Land Value: 67,275 Market: 0 Agricultural: 0 Common: 67,275 PRINTED 07/30/2025 BY SYS																											