PT OF LOT 68
IN OR 2632/1865
OCEAN BREEZE FARMS PB 2/19

BUTTERFLY PROJEKT LLC
313 DATURA STREET SUITE 2
WEST PALM BEACH, FL 33401

2025

00-00-30-044B-0068-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2021.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	838,500
TOTAL MARKET VALUE	838,500
SOH/AGL Deduction	0
ASSESSED VALUE	838,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	838,500
TOTAL JUST VALUE	838,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	838,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/1865	4/17/2023	WD	U	I	11	100
GRANTOR: FOURTEENTH STREET PRO						
GRANTEE: BUTTERFLY PROJEKT L						
2608/0920	12/15/2022	SW	Q	I	05	2,000,000
GRANTOR: CARTER JULIE K LIVING						
GRANTEE: FOURTEENTH STREET P						

2991 BUTTERFLY TR, FERNANDINA BEACH

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

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	000116	C	RES MARSH	0		RG-1	0.00	0.00	129.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	838,500							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 838,500 Market: 0 Agricultural: 0 Common: 838,500 PRINTED 07/30/2025 BY SYS