PT OF LOT 92 S-5
IN OR 861/1926
OCEAN BREEZE FARMS PB 2/19

COUNTY OF NASSAU
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

00-00-30-044B-0092-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

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

A1A, FERNANDINA BEACH

BLD DATE		LGL DATE	04/23/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		1,067,220
TOTAL MARKET VALUE		1,067,220
SOH/AGL Deduction		1,007,987
ASSESSED VALUE		59,233
TOTAL EXEMPTION VALUE	03	59,233
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,067,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		941,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0861/1926	1/08/1999	WD	Q	V		28,000

GRANTOR: BONER EDWARD E JR

GRANTEE: COUNTY OF NASSAU

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		CG	0.00	0.00	76,230.00	SF		1.00	1.00	1.00	14.00	14.00	1,067,220							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 1.75 Total Land Value: 1,067,220 Market: 0 Agricultural: 0 Common: 1,067,220 PRINTED 07/30/2025 BY SYS