

WHITE FAMILY TRUST/WHITE LEON M III TRUSTEE
1625 OCEAN FOREST DR
FERNANDINA BEACH, FL 32034

00-00-30-046F-0009-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		8		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 8				Tax Dist:					
BUILDING MARKET VALUE				1,008,279					
TOTAL MARKET OB/XF VALUE				94,595					
TOTAL LAND VALUE - MARKET				385,000					
TOTAL MARKET VALUE				1,487,874					
SOH/AGL Deduction				633,286					
ASSESSED VALUE				854,588					
TOTAL EXEMPTION VALUE				HX HB		50,722			
BASE TAXABLE VALUE				803,866					
TOTAL JUST VALUE				1,487,874					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				1,189,876					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
19008806		CO ISSUED		0		08/16/2019			
19006079		SCRNENCL		12,568		07/01/2019			
B1904127		SWIM POOL		96,230		04/24/2019			
B1812335		NEW CONSTR		545,617		12/19/2018			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2686/621		12/12/2023		WD	U	I	11	100	
GRANTOR: WHITE LEON M III & JE									
GRANTEE: WHITE FAMILY TRUST									
2230/0647		10/11/2018		WD	Q	V	02	175,000	
GRANTOR: GWENDOLYN M WHITE REV									
GRANTEE: WHITE LEON M III &									
BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2019] W21 S9 W41 S10 BAS=[YR=2019] S16 W8 S20 FGR=[YR=2019] W13 S12 E3 S12 E24 N5 FOP=[YR=2019] E32 FGR=[YR=2019] S22 E23 N25 W2 PTO=[YR=2019] N18 W10 S18 E10\$ W10 N12 W4 S11 W7 S4\$ N8 W13 N5 W7 S5 W12 S8\$ N8 W2 N9 W12 N2\$ S2 E12 S9 E14 N5 E7 S5 E13 S4 E7 N11 E4 N6 E9 N11 E4 N31 W14 S8 W48\$ E48 N8 E14 N11\$ PTR=E15 STR=[YR=2019] E14 S15 E2 FUS=[YR=2019] N4 STR=[YR=2019] N11 E9 S11 W9\$ E9 N11 E14 S35 W18 S3 W21 N17 E8 N3 E5 S3 E3 N6\$ S6 W3 N3 W5 S3 W8 N21\$ W15\$.									
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
85,000									
Common: 385,000 PRINTED 07/30/2025 BY SYS									