PT OF LOT 59
IN OR 2547/5182
CASHEN SUB OF SEC 4 PB 0/59

GABION-ARCHER PROPERTIES LLC
2791 DORELL AVE
ORLANDO, FL 32814

**2025**

**00-00-30-0740-0059-0110**

## 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 | 381,150 |
| TOTAL MARKET VALUE | 381,150 |
| SOH/AGL Deduction | 15,125 |
| ASSESSED VALUE | 366,025 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 366,025 |
| TOTAL JUST VALUE | 381,150 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 363,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 210045 | DEMOLITION | 0 | 01/01/2021 |

| | | | |
|---|---|---|---|
| BLD DATE | 08/01/2008 DJJH | LGL DATE | |
| XF DATE | | LAND DATE | 04/29/2025 MLU |
| INC DATE | | AG DATE | |

2552 AMELIA RD, FERNANDINA BEACH

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2547/0518 | 3/04/2022 | QC | U | V | 11 | 100 |
| GRANTOR: EMMONS DAVID L & JENN | | | | | | |
| GRANTEE: GABION-ARCHER PROPE | | | | | | |
| 2544/1562 | 3/04/2022 | QC | U | V | 11 | 100 |
| GRANTOR: EMMONS DAVID L & JENN | | | | | | |
| GRANTEE: GABION-ARCHER PROPE | | | | | | |

### 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 | 000100 | C | RES | 0 | | RSF-2 | 0.00 | 0.00 | 1.21 | AC | | 1.00 | 1.00 | 1.00 | 315,000.00 | 315,000.00 | 381,150 | | | | | | | |

REVIEW DATE 04/29/2025 BY MLU Total Acres: 1.21 Total Land Value: 381,150 Market: 0 Agricultural: 0 Common: 381,150 PRINTED 07/30/2025 BY SYS