PT OF LOTS 4,5,10,11 & PT
UNDEVELOPED ORANGE AV IN
OR 1243/1349 BEING

NASSAU COUNTY BOCC
96135 NASSAU PLACE STE 2
YULEE, FL 32097

2025

00-00-30-0780-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3028.00		

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

SABAL PALM RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
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		3,327,500
TOTAL MARKET VALUE		3,327,500
SOH/AGL Deduction		3,285,272
ASSESSED VALUE		42,228
TOTAL EXEMPTION VALUE	03	42,228
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,327,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,327,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/1349	2/27/2004	QC	Q	V	03	100
GRANTOR: SUMMER BEACH LTD						
GRANTEE: BOARD OF COUNTY COM						
0107/0103	11/23/1970	WD	U	V	09	4,650,000
GRANTOR: UNION CARBIDE CORPORA						
GRANTEE: AMELIA ISLAND COMPA						

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		PUD	0.00	0.00	13.31	AC		1.00	1.00	1.00	250,000.00	250,000.00	3,327,500							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 13.31 Total Land Value: 3,327,500 Market: 0 Agricultural: 0 Common: 3,327,500 PRINTED 07/30/2025 BY SYS