PT OF LOT 37 IN OR 2672/1799
SUB OF SEC 30 PBK 1/5

3GO LLC
96112 NORTHSHORE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0037-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2004.00		

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

ISLAND WALK WAY, FERNANDINA BEACH

BLD DATE	02/28/2018	KK	LGL DATE	04/07/2025 DC
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	10,200
TOTAL LAND VALUE - MARKET	220,370
TOTAL MARKET VALUE	230,570
SOH/AGL Deduction	24,806
ASSESSED VALUE	205,764
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,764
TOTAL JUST VALUE	230,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2672/1799	10/10/2023	WD	Q	I	01	325,000
GRANTOR: POWER HOUSE MARINA IN						
GRANTEE: 3GO LLC						
2608/1675	12/14/2022	WD	Q	I	05	2,476,400
GRANTOR: SOUTH COAST ENTERPRIS						
GRANTEE: POWER HOUSE MARINA						

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
1	0400	CONC CURB	0	0	0	0	163.00	LF	15.00	15.00	100	2010	2010	3	93	2,274	
2	0510	GARAGE WD-	0	0	32	12	384.00	SF	35.00	35.00	100	2010	2010	3	56	7,526	
3	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2010	2010	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	001001	C	V CM/XFOBT	0	0006	CI	158.00	139.00	22,037.00	SF		1.00	1.00	1.00	10.00	10.00	220,370							

REVIEW DATE 10/30/2024 BY DC Total Acres: 0.51 Total Land Value: 220,370 Market: 0 Agricultural: 0 Common: 220,370 PRINTED 07/30/2025 BY SYS