

WILKES NICHOLAS T & LINDSEY W
2753 SEA ISLAND TRC
FERNANDINA BEACH, FL 32034

00-00-31-142R-0004-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2			
VALUATION SUMMARY															
VALUATION BY								STANDARD							
Tax Group: 2								Tax Dist:							
BUILDING MARKET VALUE								1,373,552							
TOTAL MARKET OB/XF VALUE								49,972							
TOTAL LAND VALUE - MARKET								375,000							
TOTAL MARKET VALUE								1,798,524							
SOH/AGL Deduction								512,728							
ASSESSED VALUE								1,285,796							
TOTAL EXEMPTION VALUE								HX HB		50,722					
BASE TAXABLE VALUE								1,235,074							
TOTAL JUST VALUE								1,798,524							
NCON VALUE								0							
INCOME VALUE															
PREVIOUS YEAR MKT VALUE								1,249,559							
PERMIT NUM				DESCRIPTION				AMT		ISSUED					
20222324				CO						07/26/2023					
20222717				INGROUND POOL				94,373		01/25/2023					
20222324				5504T 3989B				1,360,700		07/18/2022					
SALES DATA															
OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE						
2468/1719		6/08/2021		WD	Q	V	V	02	265,000						
GRANTOR: ISLANDS CLUB AMELIA L															
GRANTEE: WILKES NICHOLAS T &															
BUILDING NOTES															
BUILDING DIMENSIONS															
FUS=[YR=2024;ORIG=0,-2] E24 S26 E6 S11 W4 S16 E4 S6 W30 N59 \$															
FOP=[YR=2024;ORIG=45,16] N18 E2 E14 E2 S26 E5 S11 W4 S14 E4															
S8 W11 S2 W6 N2 W4 S2 W6 N1.11 U0.1L3 N41 E6 \$															
BAS=[YR=2022;ORIG=-9,-2] W9 W21 S17 E12 S20 E9 S22 E1 E8 N59															
\$															
FGR=[YR=2022;ORIG=-39,15] S42 E21 N22 W9 N20 W12 \$															
FOP=[YR=2024;ORIG=0,-2] E24 E6 N10 W1 W4.1 W24.11 S10 \$															
FOP=[YR=2022;ORIG=-18,-2] N10 W21 S10 E21 \$															
FOP=[YR=2024;ORIG=47,-2] E14 N10 W14 S10 \$															
UOP=[YR=2024;ORIG=-18,-12] E9 S10 W9 N10 \$															
STR=[YR=2024;ORIG=26,35] E4 S16 W4 N16 \$															
STR=[YR=2024;ORIG=25,-12] E4 N16 W4 S16 \$															
ND UE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
75,000															
Common: 375,000															
PRINTED 07/30/2025 BY SYS															