



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																			
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																																																																																																																																																																																																																																																																	
																		<table border="1"> <tr> <td colspan="10">VALUATION BY</td> <td colspan="10">STANDARD</td> </tr> <tr> <td colspan="10">Tax Group: 2</td> <td colspan="10">Tax Dist:</td> </tr> <tr> <td colspan="10">BUILDING MARKET VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">TOTAL MARKET OB/XF VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">TOTAL LAND VALUE - MARKET</td> <td colspan="10">382,500</td> </tr> <tr> <td colspan="10">TOTAL MARKET VALUE</td> <td colspan="10">382,500</td> </tr> <tr> <td colspan="10">SOH/AGL Deduction</td> <td colspan="10">6,043</td> </tr> <tr> <td colspan="10">ASSESSED VALUE</td> <td colspan="10">376,457</td> </tr> <tr> <td colspan="10">TOTAL EXEMPTION VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">BASE TAXABLE VALUE</td> <td colspan="10">376,457</td> </tr> <tr> <td colspan="10">TOTAL JUST VALUE</td> <td colspan="10">382,500</td> </tr> <tr> <td colspan="10">NCON VALUE</td> <td colspan="10">0</td> </tr> <tr> <td colspan="10">INCOME VALUE</td> <td colspan="10"></td> </tr> <tr> <td colspan="10">PREVIOUS YEAR MKT VALUE</td> <td colspan="10">382,500</td> </tr> </table>										VALUATION BY										STANDARD										Tax Group: 2										Tax Dist:										BUILDING MARKET VALUE										0										TOTAL MARKET OB/XF VALUE										0										TOTAL LAND VALUE - MARKET										382,500										TOTAL MARKET VALUE										382,500										SOH/AGL Deduction										6,043										ASSESSED VALUE										376,457										TOTAL EXEMPTION VALUE										0										BASE TAXABLE VALUE										376,457										TOTAL JUST VALUE										382,500										NCON VALUE										0										INCOME VALUE																				PREVIOUS YEAR MKT VALUE										382,500									
VALUATION BY										STANDARD																																																																																																																																																																																																																																																																																																									
Tax Group: 2										Tax Dist:																																																																																																																																																																																																																																																																																																									
BUILDING MARKET VALUE										0																																																																																																																																																																																																																																																																																																									
TOTAL MARKET OB/XF VALUE										0																																																																																																																																																																																																																																																																																																									
TOTAL LAND VALUE - MARKET										382,500																																																																																																																																																																																																																																																																																																									
TOTAL MARKET VALUE										382,500																																																																																																																																																																																																																																																																																																									
SOH/AGL Deduction										6,043																																																																																																																																																																																																																																																																																																									
ASSESSED VALUE										376,457																																																																																																																																																																																																																																																																																																									
TOTAL EXEMPTION VALUE										0																																																																																																																																																																																																																																																																																																									
BASE TAXABLE VALUE										376,457																																																																																																																																																																																																																																																																																																									
TOTAL JUST VALUE										382,500																																																																																																																																																																																																																																																																																																									
NCON VALUE										0																																																																																																																																																																																																																																																																																																									
INCOME VALUE																																																																																																																																																																																																																																																																																																																			
PREVIOUS YEAR MKT VALUE										382,500																																																																																																																																																																																																																																																																																																									
DOR CODE						0000 VACANT																																																																																																																																																																																																																																																																																																													
MAP NUM										MKT AREA		01																																																																																																																																																																																																																																																																																																							
NEIGHBORHOOD/LOC						1023.00																																																																																																																																																																																																																																																																																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																																																																																																																																																																																																																														
TOTALS																																																																																																																																																																																																																																																																																																																			
EXTRA FEATURES						720 WHITE IBIS WAY, FERNANDINA BEACH																																																																																																																																																																																																																																																																																																													
L N	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																																																																																																																																																																																																																																																																																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	R-2	83.00	98.00	2.00	LT		1.00	1.00	0.85	225,000.00	191,250.00	382,500																																																																																																																																																																																																																																																																																																		
REVIEW DATE 06/11/2025 BY HS Total Acres: 0.00 Total Land Value: 382,500 Market: 0 Agricultural: 0 Common: 382,500 PRINTED 07/30/2025 BY SYS																																																																																																																																																																																																																																																																																																																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0712	SFR 3740 HTD	1,000,000	03/20/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2705/562	3/06/2024	WD U	V	V	11	100	
GRANTOR: KEMBA JOINT TRUST UAD							
GRANTEE: BAKEM COMMUNITY PRO							
2208/1635	7/02/2018	WD Q	V	V	02	250,000	
GRANTOR: MURPHEY LYNN C							
GRANTEE: KEMBA JOINT TRUST U							

BUILDING NOTES

BUILDING DIMENSIONS