BLK 56 PT LOTS 1 & 27-34
& BLK 59 PT OF LOT 1 & PT
ABAND 4TH ST IN OR 702/519

NASSAU TERMINALS INC
901 W LEGACY CENTER WAY
MIDVALE, UT 84047

2025

00-00-31-1800-0056-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

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

ESCAMBIA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,997
TOTAL LAND VALUE - MARKET	70,200
TOTAL MARKET VALUE	74,197
SOH/AGL Deduction	0
ASSESSED VALUE	74,197
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,197
TOTAL JUST VALUE	74,197
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0702/0519	4/13/1994	WD	U	V	19	100

GRANTOR: OCEAN HIGHWAY & PORT
GRANTEE: NASSAU TERMINALS IN

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	0803	ASPHALT C	0	0	0	0	3,997.00	SF	2.00	2.00	100	1996	1996	3	50	3,997	

TOTAL OB/XF 3,997

LAND DESCRIPTION

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	004000	C	VAC INDUSTIR	0		IW	225.00	51.00	225.00	FF		1.00	1.00	0.65	480.00	312.00	70,200							

REVIEW DATE 02/27/2024 **BY** KBA Total Acres: 0.00 Total Land Value: 70,200 Market: 0 Agricultural: 0 Common: 70,200 **PRINTED** 07/30/2025 **BY** SYS