BLOCK 218 SUB E OF LOT 5
IN OR 2031/26
CITY OF FDNA BEACH

WESTROCK CP LLC
3950 SHACKLEFORD RD SUITE 100
DULUTH, GA 30096

2025

00-00-31-1800-0218-05E0

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

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

DIVISION ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	86,000
TOTAL MARKET VALUE	86,000
SOH/AGL Deduction	49,131
ASSESSED VALUE	36,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,869
TOTAL JUST VALUE	86,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2031/0026	2/29/2016	WD	Q	V	01	20,000
GRANTOR: SCHROEDER DEIRDRE						
GRANTEE: WESTROCK CP LLC						
1945/0108	10/30/2014	TX	U	V	11	100
GRANTOR: TAX COLLECTOR						
GRANTEE: SCHROEDER DEIRDRE						

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	000100	C	RES	0	0006	MU-1	43.00	100.00	43.00	FF		1.00	1.00	0.80	2,500.00	2,000.00	86,000							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 86,000 Market: 0 Agricultural: 0 Common: 86,000 PRINTED 07/30/2025 BY SYS