BLOCK 267 S1/2 OF LOT 9
PT OR 2455/1778
ESMT PT OR 1567/64

ISLAND PARK PROPERTIES LLC
PO BOX 489
YULEE, FL 32041

2025

00-00-31-1800-0267-0092

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2001.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	141
TOTAL LAND VALUE - MARKET	103,849
TOTAL MARKET VALUE	103,990
SOH/AGL Deduction	11,360
ASSESSED VALUE	92,630
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,630
TOTAL JUST VALUE	103,990
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2455/1787	4/23/2021	QC	U	I	11	100
GRANTOR: PAPPY'S LLP						
GRANTEE: ISLAND PARK PROPERT						
2455/1778	4/23/2021	SW	Q	I	05	691,000
GRANTOR: PAPPY'S LLP						
GRANTEE: ISLAND PARK PROPERT						

1505 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 DC
INC DATE		AG DATE	

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	0810	CONCRETE A	0	0	8	20	160.00	SF	6.50	6.50	1	1980	1980	3	1	10	
2	0810	CONCRETE A	0	0	5	10	50.00	SF	6.50	6.50	1	1980	1980	3	1	3	
3	0350	CARPORT WD	0	0	8	10	80.00	SF	9.75	9.75	1	1998	1998	3	1	8	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	1	0	0	3	1	60	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	1	0	0	3	1	60	

LAND DESCRIPTION

TOTAL OB/XF 141

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	001000	C	COMMERCIAL	0	0006	C-1	86.00	230.00	19,780.78	SF		1.00	1.00	1.00	5.25	5.25	103,849							

REVIEW DATE 08/01/2022 BY DJX Total Acres: 0.00 Total Land Value: 103,849 Market: 0 Agricultural: 0 Common: 103,849 PRINTED 07/30/2025 BY SYS