BLOCK 287 LOT 8
PT OR 2214/480
CITY OF FDNA BEACH

RAYONIER PERFORMANCE FIBERS LLC
1301 RIVERPLACE BLVD STE 2300
JACKSONVILLE, FL 32207

2025

00-00-31-1800-0287-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
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

GUM ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	50,000
SOH/AGL Deduction	0
ASSESSED VALUE	50,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,000
TOTAL JUST VALUE	50,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2214/0480	7/20/2018	WD	Q	V	05	160,000
GRANTOR: THEODORE H HERNANDEZ						
GRANTEE: RAYONIER PERFORMANC						
0899/1035	9/13/1999	WD	Q	V	09	42,500
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: THEODORE H HERNANDE						

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	004000	C	VAC INDUSTIR	0	0006	I-1	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	10.00	10.00	50,000							

REVIEW DATE 08/01/2022 BY HSA Total Acres: 0.11 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS