

BLOCK 287 LOT 9
 PT OR 2214/480
 CITY OF FDNA BEACH

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

2025

00-00-31-1800-0287-0090



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																		
																	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					0														
																	PREVIOUS YEAR MKT VALUE					200,000														
DOR CODE						4000 VACANT INDUSTRIAL																														
MAP NUM																	01																			
NEIGHBORHOOD/LOC						1001.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
TOTALS																																				
EXTRA FEATURES						GUM ST, 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																					
											BLD DATE				LGL DATE				04/11/2025		DC															
											XF DATE				LAND DATE																					
											INC DATE				AG DATE																					
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	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																																				

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	Q	V	05	160,000
GRANTOR: THEODORE H HERNANDEZ						
GRANTEE: RAYONIER PERFORMANC						
0899/1035	9/13/1999	WD Q	Q	V	09	42,500
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: THEODORE H HERNANDE						

BUILDING NOTES

BUILDING DIMENSIONS