

TRACT C  
OPEN SPACE  
IN OR 1977/913

THE PRESERVE AT SUMMER BEACH HOMEOWNERS ASSOC INC  
463499 SR 200  
YULEE, FL 32097

2025

00-SB-30-1675-000C-0000



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									
																	<b>VALUATION BY</b> Tax Group: 8 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100 TOTAL MARKET VALUE 100 SOH/AGL Deduction 0 ASSESSED VALUE 100 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 100 TOTAL JUST VALUE 100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 100										
DOR CODE 0005 COMMON S/D LANDS																<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>											
MAP NUM    MKT AREA    03																											
NEIGHBORHOOD/LOC 3021.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											<b>SALES DATA</b> OFF RECORD Number    DATE    TYPE INST    Q / U    V / I    RSN CD    SALE PRICE 1977/0913    4/29/2015    QC U    V    11    100 GRANTOR: PRESERVE OF AMELIA IS GRANTEE: THE PRESERVE AT SUM											
TOTALS																<b>BUILDING NOTES</b>											
EXTRA FEATURES						GULL POINT PL, FERNANDINA BEACH										<b>BUILDING DIMENSIONS</b>											
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											
																	<b>LAND DESCRIPTION</b> <b>TOTAL OB/XF</b> 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	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100										
REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																											