PT SW1/4 OF SEC 4-2N-26E IN
OR 264/396,OR 275/239 &
OR 291/517 (EX R/W IN

SERGENT VERA SUE & CURTIS REED
96108 SPECKLED TROUT TRAIL
FERNANDINA BEACH, FL 32034-6989

2025

04-2N-26-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

SR 200, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	81,900
TOTAL MARKET VALUE	81,900
SOH/AGL Deduction	15,283
ASSESSED VALUE	66,617
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,617
TOTAL JUST VALUE	81,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2070/0456	8/30/2016	WD	U	V	11	100
GRANTOR: SERGENT VERA SUE F/K/						
GRANTEE: SERGENT VERA SUE &						
1081/1097	9/19/2002	QC	U	V	07	100
GRANTOR: WESTBERRY VERA SUE						
GRANTEE: SERGENT VERA SUE &						

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		OR	0.00	0.00	1.82	AC		1.00	1.00	1.00	45,000.00	45,000.00	81,900							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 1.82 Total Land Value: 81,900 Market: 0 Agricultural: 0 Common: 81,900 PRINTED 07/30/2025 BY SYS