LOT 9
CROSSROADS OR 2297/719
UTIL ESMT IN OR 2438-285

GUERRIN JAMES C & TRACY SUE
96302 HARDY ALLEN RD
FERNANDINA BEACH, FL 32034

2025

09-3N-25-0301-0009-0000

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

151636 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	15,520
TOTAL LAND VALUE - MARKET	126,555
TOTAL MARKET VALUE	142,075
SOH/AGL Deduction	29,455
ASSESSED VALUE	112,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,620
TOTAL JUST VALUE	142,075
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004321	PRIVATE PROVIDER	896,443	04/23/2025
23002848	CARPORT	53,184	03/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2341/0292	2/13/2020	SW	Q	V	01	92,500

GRANTOR: RAYDIENT LLC
GRANTEE: GUERRIN JAMES C & T

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	0351	CARPORT MT	0	0	50	20	1,000.00	SF	10.00	10.00	100	2024	2023		97	9,700	
2	0351	CARPORT MT	0	0	50	12	600.00	SF	10.00	10.00	100	2024	2023		97	5,820	

LAND DESCRIPTION

TOTAL OB/XF 15,520

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	009900	C	ACREAGE NON-	0		OR	0.00	0.00	6.49	AC		1.00	1.00	1.00	19,500.00	19,500.00	126,555							

REVIEW DATE 07/01/2025 BY TW Total Acres: 6.49 Total Land Value: 126,555 Market: 0 Agricultural: 0 Common: 126,555 PRINTED 07/30/2025 BY SYS