PT FRACL SEC 10-2N-28E IN
IN OR 2375/1723

STROUD SEAN IRREVOCABLE INVESTMENT SERVICES TRUST/
304 SPENCER CREEK ROAD
FRANKLIN, TN 37069

2025

10-2N-28-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1059.00		

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

4225 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
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	729,112
TOTAL MARKET VALUE	729,112
SOH/AGL Deduction	145,484
ASSESSED VALUE	583,628
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	583,628
TOTAL JUST VALUE	729,112
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	602,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2375/1723	7/10/2020	WD	Q	V	01	435,000
GRANTOR: POLLOCK ROBERT E & LO						
GRANTEE: STROUD SEAN IRREVOC						
2355/0771	2/03/2020	MS	U	V	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: PRICE CHARLES B & L						

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		R-1	75.00	285.00	75.00	FF	1	1.22	1.00	1.30	7,500.00	9,721.50	729,112							

REVIEW DATE 05/07/2025 BY MLU Total Acres: 0.00 Total Land Value: 729,112 Market: 0 Agricultural: 0 Common: 729,112 PRINTED 07/30/2025 BY SYS