

NASSAU COUNTY BOCC
96135 NASSAU PLACE STE 1
YULEE, FL 32097

10-3N-28-0000-0002-0000

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																
Exterior Wall		15	CONC BLOCK 100							3803	04	146	75.6000	127.58	18,627	2006	2006		0	0	22.50	77.50	VALUATION BY					STANDARD											
Roof Structure		12	REINFO/CON 100							1 RSTRM BLDG - 0% - 0										Heated Area: 136										HX Base Yr									
Roof Cover		07	CONC TILE 100																	BUILDING MARKET VALUE										177,912									
Interior Wall		01	MINIMUM 100																	TOTAL MARKET OB/XF VALUE										877,332									
Interior Floor		03	CONC FINSH 100																	TOTAL LAND VALUE - MARKET										1,202,689									
Ceiling		04	NONE 100																	TOTAL MARKET VALUE										2,257,933									
Air Condition		01	NONE 100																	SOH/AGL Deduction										660,206									
Heating Type		01	NONE 100																	ASSESSED VALUE										1,597,727									
Fixtures		4	100																	TOTAL EXEMPTION VALUE										03 1,597,727									
Frame		03	MASONRY 100																	BASE TAXABLE VALUE										0									
Story Height		7	100																	TOTAL JUST VALUE										2,257,933									
RMS		1	1 100							NCON VALUE										0																			
Stories		1.	1. 100							INCOME VALUE																													
Units		0	100							PREVIOUS YEAR MKT VALUE										1,452,479																			
Occupancy		00	NONE 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		8600	COUNTY																																				
MAP NUM			MKT AREA				02																																
NEIGHBORHOOD/LOC		2002.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	136	100	2006	136	13,447																																		
FOP	34	30	2006	10	989																																		
TOTALS		170			146	14,436																																	
EXTRA FEATURES										97177 POGY PL, FERNANDINA BEACH										BLD DATE		11/02/2018		KK	LGL DATE				04/23/2025		DC								
																				XF DATE					LAND DATE														
																				INC DATE					AG DATE														
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																								
1	0803	ASPHALT C	0	0	0	0	179,934.00	SF 2.00	2.00	100	2004	2004	3	52	187,131																								
2	0812	CONCRETE C	0	0	0	0	2,260.00	SF 4.00	4.00	100	2004	2004	3	83	7,503																								
3	0402	CONC BUMPE	0	0	0	0	98.00	UT 25.00	25.00	100	2004	2004	3	87	2,132																								
4	0400	CONC CURB	0	0	0	0	180.00	LF 15.00	15.00	100	2004	2004	3	87	2,349																								
5	0310	AL GANG WY	0	0	0	0	126.00	LF 115.00	115.00	100	2004	2004	3	21	3,043																								
6	0950	SHIP DOCK	0	0	0	0	4,158.00	SF 125.00	125.00	100	2004	2004	3	95	493,763																								
7	0316	DCK PLNG C	0	0	0	0	6.00	UT 4,000.00	4,000.00	100	2004	2004	3	21	5,040																								
8	0302	FLT DOCK C	0	0	0	0	689.00	SF 50.00	50.00	100	2004	2004	3	21	7,235																								
9	0462	ST/AL FNC	0	0	0	0	5,880.00	SF 15.00	15.00	100	2004	2004	3	32	28,224																								
10	0462	ST/AL FNC	0	0	0	0	204.00	SF 10.00	10.00	100	2004	2004	3	32	653																								
LAND DESCRIPTION										TOTAL OB/XF										737,073																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	008600	C	COUNTY	0		ROS	0.00	0.00	3.87	AC		1.00	1.00	1.00	150,000.00	150,000.00	580,500																						
2	008600	C	COUNTY	0		ROS	0.00	0.00	6.22	AC		1.00	1.00	1.00	100,000.00	100,000.00	622,000																						
3	009606	C	CONSERVATION	0		ROS	0.00	0.00	0.99	AC		1.00	1.00	1.00	100.00	100.00	99																						
4	009606	C	CONSERVATION	0		ROS	0.00	0.00	0.90	AC		1.00	1.00	1.00	100.00	100.00	90																						
REVIEW DATE	04/24/2025		BY	DC	Total Acres: 11.98		Total Land Value: 1,202,689		Market: 0		Agricultural: 0		Common: 1,202,689		PRINTED 07/30/2025 BY SYS																								

PT OF TRACT "PARCEL 2" & PT OF
JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 977/1784

NASSAU COUNTY BOCC
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

10-3N-28-0000-0002-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	29	NONE 70			
Exterior Wall	27	PREFIN MTL 30			
Roof Structure	10	STEEL FRME 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	07	NONE 100			
Interior Floor	03	CONC FINSH 100			
Ceiling	02	F.NOT SUS 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures	05	0 100			
Frame		STEEL 100			
Story Height		10 100			
RMS		1 100			
Stories	1.	1. 100			
Units	00	0 100			
Occupancy		NONE 100			
Quality		06	Quality Level 06		
DOR CODE		8600COUNTY			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC		2002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,886	100	2006	1,886	163,476
TOTALS	1,886			1,886	163,476

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8901	04	1,886	52.6480	90.29	170,287	2006	2006	0	0	4.00	96.00
2 GOVT BLDG - 0% - 0											
Heated Area: 1886											
HX Base Yr											
BAS 2006											
TOTALS											

NASSAU COUNTY PROPERTY					PAGE 2 of 2		8
VALUATION SUMMARY							
VALUATION BY							STANDARD
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				177,912			
TOTAL MARKET OB/XF VALUE				877,332			
TOTAL LAND VALUE - MARKET				1,202,689			
TOTAL MARKET VALUE				2,257,933			
SOH/AGL Deduction				660,206			
ASSESSED VALUE				1,597,727			
TOTAL EXEMPTION VALUE				03	1,597,727		
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				2,257,933			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				1,452,479			
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
11	0972	ST LGHT UN	0	0	0	0	10.00	UT	2,530.00	2,530.00	100
12	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100
13	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100
14	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100
15	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	100
16	0306	BOAT RAMP	0	0	50	60	3,000.00	UT	40.00	40.00	100
TOTAL OB/XF 140,259											

LAND DESCRIPTION										TOTAL OB/XF										140,259									
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					