PT OF TRACT "PARCEL 2" & PT OF
JOHN MCQUEEN GRANT SEC 10
IN OR 879/563

AGRICOLA WILLIAM L II
3670 S FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

10-3N-28-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2002.00		

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

POGY PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	257,880
TOTAL MARKET VALUE	257,880
SOH/AGL Deduction	100,839
ASSESSED VALUE	157,041
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,041
TOTAL JUST VALUE	257,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0879/0563	4/16/1999	WD	Q	V	06	100
GRANTOR: J R BAKER INC						
GRANTEE: AGRICOLA WILLIAM L						
0819/0084	1/07/1998	WD	Q	V	06	48,000
GRANTOR: FORTUNE BANK / AMSOUT						
GRANTEE: AGRICOLA WM L II						

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	004030	C	INDUST WATER	0		IW	0.00	0.00	64,470.00	SF		1.00	1.00	1.00	4.00	4.00	257,880							

REVIEW DATE 04/24/2025 BY DC Total Acres: 1.48 Total Land Value: 257,880 Market: 0 Agricultural: 0 Common: 257,880 PRINTED 07/30/2025 BY SYS