

PT J PELOT GRANT SEC 11-2N-28E
IN OR 1243/1349 BEING
PARCEL "8-B"

NASSAU COUNTY BOCC
96135 NASSAU PLACE STE 2
YULEE, FL 32097

2025

11-2N-28-0000-0005-0030



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	PAGE 1 of 1																		
																VALUATION BY										STANDARD										
																Tax Group: 2										Tax Dist:										
																BUILDING MARKET VALUE										0										
																TOTAL MARKET OB/XF VALUE										0										
																TOTAL LAND VALUE - MARKET										24,412										
																TOTAL MARKET VALUE										24,412										
																SOH/AGL Deduction										0										
																ASSESSED VALUE										24,412										
																TOTAL EXEMPTION VALUE										03 24,412										
																BASE TAXABLE VALUE										0										
DOR CODE						8000				VAC GOVERNMENTAL																										
MAP NUM										MKT AREA				01																						
NEIGHBORHOOD/LOC						1010.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
TOTALS																																				
EXTRA FEATURES						AMELIA ISLAND PKWY, FERNANDINA BEACH																														
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																				
LAND DESCRIPTION						TOTAL OB/XF										0																				
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		REC	0.00	0.00	6.51	AC		1.00	1.00	0.05	75,000.00	3,750.00	24,412																			
REVIEW DATE						08/17/2022		BY		HSA		Total Acres:		6.51		Total Land Value:		24,412		Market:		0		Agricultural:		0		Common:		24,412		PRINTED 07/30/2025 BY SYS				