PT GOVT LOT 1 OF SEC 14-2N-28E
IN OR 617/1117
{ K/A BEACH ACCESS}

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

14-2N-28-0000-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8001	V GV W/XFOB	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		44,176
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		469,176
SOH/AGL Deduction		0
ASSESSED VALUE		469,176
TOTAL EXEMPTION VALUE	03	469,176
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		469,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0617/1117	1/25/1991	QC	Q	I	01	100
GRANTOR: SUMMBER BEACH LIMITE						
GRANTEE: BOARD OF CNTY COMMI						
0107/0103	11/23/1970	WD	U	I	09	4,650,000
GRANTOR: UNION CARBIDE CORPORA						
GRANTEE: AMELIA ISLAND COMPA						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

104 BEACH ACCESS 104, FERNANDINA BEACH

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	0803	ASPHALT C	0	0	0	0	34,232.00	SF	2.00	2.00	100	1980	1980	3	50	34,232	
2	0415	BEACHWALK	0	0	0	0	2,359.00	SF	5.75	5.75	100	1990	1990	3	20	2,713	
3	0812	CONCRETE C	0	0	0	0	1,798.00	SF	4.00	4.00	100	1990	1990	3	57	4,099	
4	0402	CONC BUMPE	0	0	0	0	71.00	UT	25.00	25.00	100	1990	1990	3	66	1,172	
5	0400	CONC CURB	0	0	0	0	198.00	LF	15.00	15.00	100	1990	1990	3	66	1,960	

LAND DESCRIPTION

TOTAL OB/XF 44,176

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	008001	C	V GV/XFOB	0	0006	PUD	0.00	0.00	3.40	AC		1.00	1.00	0.25	500,000.00	125,000.00	425,000							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 3.40 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 07/30/2025 BY SYS