PARCEL 4 & S-5 OF S1/2 LOT 2
OF AMELIA
IN OR 2715/5

JONES TERRY
95021 SAWGRASS COVE TRAIL
FERNANDINA BEACH, FL 32034

2025

14-2N-28-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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

5150 FIRST COAST HWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 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	1,344,403
TOTAL MARKET VALUE	1,344,403
SOH/AGL Deduction	475,678
ASSESSED VALUE	868,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,725
TOTAL JUST VALUE	1,344,403
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	826,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7229	CHNGE SRVC	0	02/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2785/828	4/30/2025	QC	U	V	11	100
GRANTOR: JONES TODD						
GRANTEE: JONES TERRY						
2715/5	5/20/2024	QC	U	V	11	100
GRANTOR: DAVIS TODD						
GRANTEE: JONES TERRY						

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	001000	C	COMMERCIAL	0		CG			33,977.00	SF		1.00	1.00	1.00	14.00	14.00	475,678							
2	000300	C	MULTI-FAMILY	0		RG-1	0.00	0.00	4.29	AC		1.00	1.00	0.90	225,000.00	202,500.00	868,725							

REVIEW DATE 06/09/2021 BY KKX Total Acres: 5.07 Total Land Value: 1,344,403 Market: 0 Agricultural: 0 Common: 1,344,403 PRINTED 07/30/2025 BY SYS