PT SOVEREIGN SUBMERGED LANDS
OF FRAC SEC 14-3N-28E PAR 4-2L
LEASED IN OR 1802/382

BOARD OF TRUSTEES OF INTERNAL IMP TRUST FUND STATE
C/O EGANS CREEK MARINA INC, 112 N 6TH ST
FERNANDINA BEACH, FL 32034

2025

14-3N-28-0000-0004-002L

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9000	LEASEHOLD INTEREST	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

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

N 14TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/30/2020 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	100
SOH/AGL Deduction	0
ASSESSED VALUE	100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100
TOTAL JUST VALUE	100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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	009000	C	LEASE INT	0		IW	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 07/30/2020 **BY** KK Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 **PRINTED** 07/30/2025 BY SYS