

PARCEL 1 SECT 18-2N-28 EX 1-1
& PT BLOCK 1 LOT 2 (S-1 & S-2)
OF AMERICAN BEACH UNIT 1 SEC 3

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

18-2N-28-0000-0001-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 80			
Exterior Wall	19	COMMON BRK 20			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	02	ROLL COMP 100			
Interior Wall	01	MINIMUM 100			
Interior Floor	03	CONC FINSH 60			
Interior Floor	16	EPOXY STRP 40			
Ceiling	02	F.NOT SUS 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures		10 100			
Frame	03	MASONRY 100			
Story Height		11 100			
RMS		4 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	05	DIST 1A 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	8600COUNTY				
MAP NUM		MKT AREA			03
NEIGHBORHOOD/LOC	3038.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,008	100	1993	6,008	294,921
CAN	84	30	1993	25	1,228
FOP	121	30	1993	36	1,767
STP	16	10	1993	2	98
UOP	90	20	1993	18	884
UOP	120	20	1993	24	1,178
UOP	2,059	20	1993	412	20,224
TOTALS	8,498			6,525	320,300

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0303	04	6,525	70.3640	76.70	500,468	1960	1960		0	0	36.00	64.00	
1 CLUB HOUSE - 0% - 0 Heated Area: 6008 HX Base Yr													
5508 GREGG ST, FERNANDINA BEACH													
		BLD DATE	01/22/2018		KK	LGL DATE			03/12/2024	MLU			
		XF DATE				LAND DATE							
		INC DATE				AG DATE							

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		320,300	
TOTAL MARKET OB/XF VALUE		9,839	
TOTAL LAND VALUE - MARKET		1,890,000	
TOTAL MARKET VALUE		2,220,139	
SOH/AGL Deduction		927,870	
ASSESSED VALUE		1,292,269	
TOTAL EXEMPTION VALUE		05	1,292,269
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		2,220,139	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,216,905	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25086	REMODEL	169,000	09/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1357/0808	10/10/2005	WD	Q	V	06	100	
GRANTOR: THE TRUST FOR PUBLIC							
GRANTEE: NASSAU COUNTY							
1274/1124	11/17/2004	WD	Q	I		1,030,000	
GRANTOR: DRAHEIM JAMES R SR TR							
GRANTEE: THE TRUST FOR PUBLIC							

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	0	0	0	949.00	SF	5.20	5.20	100	1960	1960
2	1123	CB 8"	0	0	0	0	244.00	SF	6.15	6.15	100	1960	1960
3	0811	CONCRETE B	0	0	0	0	587.00	SF	5.20	5.20	100	1980	1980
4	0446	BOX FNC 6'	0	0	0	0	16.00	LF	20.00	20.00	100	2000	2000
5	0819	CONC 12"	0	0	7	2	14.00	SF	9.50	9.50	100	1990	1990
6	0422	CL FNC 4'	0	0	0	0	84.00	LF	15.00	15.00	100	2013	2013
7	0422	CL FNC 4'	0	0	0	0	115.00	LF	15.00	15.00	100	2013	2013
8	0415	BEACHWALK	0	0	0	0	1,014.00	SF	5.75	5.75	100	2016	2016
9	0350	CARPORT WD	0	0	0	0	103.00	SF	13.00	13.00	100	2016	2016
TOTAL OB/XF 9,839													

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	008600	C	COUNTY	0	0006	ROS	0.00	131.00	105.00	FF		1.00	1.00