



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	VALUATION SUMMARY												
																		VALUATION BY		STANDARD										
																		Tax Group: 8		Tax Dist:										
																		BUILDING MARKET VALUE		0										
																		TOTAL MARKET OB/XF VALUE		0										
																		TOTAL LAND VALUE - MARKET		3,550,000										
																		TOTAL MARKET VALUE		3,550,000										
																		SOH/AGL Deduction		0										
																		ASSESSED VALUE		3,550,000										
																		TOTAL EXEMPTION VALUE		05 3,550,000										
																		BASE TAXABLE VALUE		0										
																		TOTAL JUST VALUE		3,550,000										
																		NCON VALUE		0										
																		INCOME VALUE		0										
																		PREVIOUS YEAR MKT VALUE		3,550,000										
DOR CODE																	8000 VAC GOVERNMENTAL													
MAP NUM																	MKT AREA 02													
NEIGHBORHOOD/LOC																	2036.00													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																														
EXTRA FEATURES																	BAILEY RD, 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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	008700	C	STATE	0		OR	0.00	0.00	35.50	AC		1.00	1.00	1.00	100,000.00	100,000.00	3,550,000													
REVIEW DATE 01/16/2024 BY KBA Total Acres: 35.50 Total Land Value: 3,550,000 Market: 0 Agricultural: 0 Common: 3,550,000 PRINTED 07/30/2025 BY SYS																														

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0640/0820	11/07/1991	WD	Q	V	06	300,000			
GRANTOR: LANNON HENRY J									
GRANTEE: FLA INLAND NAV DIST									
0640/0817	11/07/1991	QC	U	V	10	100			
GRANTOR: WILLIS LYNWOOD ETAL									
GRANTEE: FLA INLAND NAV DIST									

BUILDING NOTES									

BUILDING DIMENSIONS									