LOT 14
IN OR 2679/1919
ESMT PT OR 1308/955

GILLETTE PHILIP RICHARD & KAREN PATRICE
1761 OCEAN VILLAGE DRIVE
FERNANDINA BEACH, FL 32034

2025

23-4N-23-2020-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

28118 DO HI WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	197,925
TOTAL MARKET VALUE	197,925
SOH/AGL Deduction	0
ASSESSED VALUE	197,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,925
TOTAL JUST VALUE	197,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005148	BUILD HTD/COOLED	553,072	04/29/2024
B240004024	BUILD 10X10 GAZEB	3,210	04/09/2024
22001527	GARAGE	0	01/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2680/1203	11/17/2023	WD	U	V	11	100
GRANTOR: BAILEY STEVEN F & SHE						
GRANTEE: GILLETTE PHILIP RIC						
2679/1919	11/17/2023	WD	Q	I	02	215,000
GRANTOR: BAILEY STEVEN F & SHE						
GRANTEE: GILLETTE PHILIP RIC						

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	000100	C	RES	0		OR			10.15	AC		1.00	1.00	1.00	19,500.00	19,500.00	197,925							

REVIEW DATE 06/11/2025 BY WW Total Acres: 10.15 Total Land Value: 197,925 Market: 0 Agricultural: 0 Common: 197,925 PRINTED 07/30/2025 BY SYS