PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 2791/1571
(EX R/W OR 198/645)

SHOREBREAK INVESTMENT PROPERTIES LLC
95103 GREENBERRY RD
FERNANDINA BEACH, FL 32034

2025

24-2N-28-0000-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

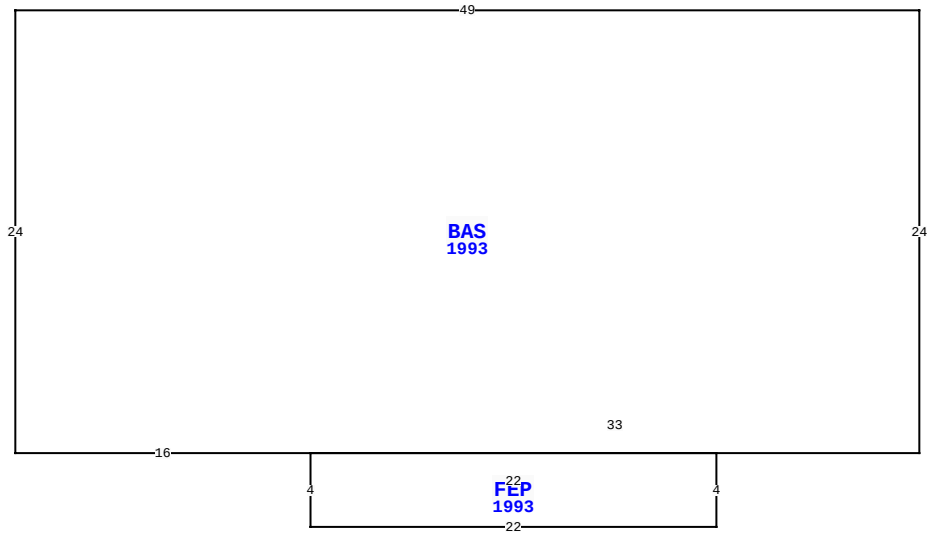
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1993	1,176	126,152
FEP	88	80	1993	70	7,509
TOTALS	1,264			1,246	133,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,246	121.9000	121.90	151,887	1975	2000	0	0	0	12.00	88.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1176 HX Base Yr



96033 SOUTH PRINCE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	133,661
TOTAL MARKET OB/XF VALUE	5,197
TOTAL LAND VALUE - MARKET	132,975
TOTAL MARKET VALUE	271,833
SOH/AGL Deduction	0
ASSESSED VALUE	271,833
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,833
TOTAL JUST VALUE	271,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1705080	REMODEL	30,000	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2791/1571	5/28/2025	WD	Q	I	01	270,000
GRANTOR: BORDNICK CHRISTOPHER						
GRANTEE: SHOREBREAK INVESTME						
2741/827	10/01/2024	QC	U	I	11	100
GRANTOR: BORDNICK JUDITH RUTH						
GRANTEE: BORDNICK CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S24 E16 FEP=[YR=1993] S4 E22 N4W22$ E33 N24$.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	0	0	0	586.00	SF	6.50	6.50	100	2017	2017	3	96	3,657	

LAND DESCRIPTION

TOTAL OB/XF 5,197

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		CG	50.00	197.00	9,850.00	SF		1.00	1.00	1.00	13.50	13.50	132,975							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 132,975 Market: 0 Agricultural: 0 Common: 132,975 PRINTED 07/30/2025 BY SYS