LOTS 1,2,3 & 4 OF
G A PRINCE SURVEY OR 15/534 &
PT GOVT LOT 3 OF SEC 24-2N-28E

TEA HOMES LLC
124 PETERS RD
FERNANDINA BEACH, FL 32034

2025

24-2N-28-0000-0038-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4025.00		

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

464146 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2025 DC
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	466,526
TOTAL MARKET VALUE	466,526
SOH/AGL Deduction	0
ASSESSED VALUE	466,526
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	466,526
TOTAL JUST VALUE	466,526
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94539	MH MOVE-ON	50,000	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2736/749	9/06/2024	WD	Q	V	01	550,000
GRANTOR: EIVERS LIAM S &						
GRANTEE: TEA HOMES LLC						
2536/0407	1/31/2022	WD	Q	I	01	410,500
GRANTOR: 464146 SR 200 LLC						
GRANTEE: EIVERS LIAM S & MIC						

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	001000	C	COMMERCIAL	0		CG	0.00	0.00	30,050.00	SF		1.00	1.15	1.15	13.50	15.53	466,526							

REVIEW DATE 08/15/2022 BY DJ Total Acres: 0.69 Total Land Value: 466,526 Market: 0 Agricultural: 0 Common: 466,526 PRINTED 07/30/2025 BY SYS