PT WILLIAM BERRIE GRANT
SEC 40-2N-28E & PT GOVT LOTS 2
& 3 OF SEC 27-2N-28E IN

LIVING WATERS WORLD OUTREACH CENTER INC OF FDNA BE
96282 BRADY POINT ROAD
FERNANDINA BEACH, FL 32034

2025

27-2N-28-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7000	VAC INSTITUTIONAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

WOODBRIDGE PKWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		1,535,000
TOTAL MARKET VALUE		1,535,000
SOH/AGL Deduction		793,361
ASSESSED VALUE		741,639
TOTAL EXEMPTION VALUE	02	741,639
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,535,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,151,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1239/1211	6/21/2004	WD	Q	V		991,200
GRANTOR: UNDERWOOD H LEE JR &						
GRANTEE: LIVING WATERS WORLD						
1198/0667	12/30/2003	WD	Q	V	06	1,012,000
GRANTOR: WOOTEN THOMAS & OLIN						
GRANTEE: UNDERWOOD H LEE JR						

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	007000	C	VAC INSTITAL	0		OR	0.00	0.00	15.35	AC		1.00	1.00	1.00	100,000.00	100,000.00	1,535,000							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 15.35 Total Land Value: 1,535,000 Market: 0 Agricultural: 0 Common: 1,535,000 PRINTED 07/30/2025 BY SYS