PT OF SEC 26-2N-28E &
40-2N-28E IN OR 2534/640

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS
96135 NASSAU PLACE
YULEE, FL 32097

2025

27-2N-28-0000-0009-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
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

942456 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		483,225
TOTAL MARKET VALUE		483,225
SOH/AGL Deduction		0
ASSESSED VALUE		483,225
TOTAL EXEMPTION VALUE	03	483,225
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		483,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,750

NASSAU COUNTY FIRE STATION #70

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003314	NEW BUILDING FIRE	1,507,968	03/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/0640	1/28/2022	WD	U	V	18	475,000

GRANTOR: GATA HOLDINGS LLC
GRANTEE: NASSAU COUNTY BOARD

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	008600	C	COUNTY	0		CN	0.00	0.00	37,900.00	SF		1.00	1.00	1.00	12.75	12.75	483,225							

REVIEW DATE 05/19/2025 BY KW Total Acres: 0.84 Total Land Value: 483,225 Market: 0 Agricultural: 0 Common: 483,225 PRINTED 07/30/2025 BY SYS