PARCEL S CITRONA LOTS 34 & 35
PT OF GOVT LOT 1
PT OR 552 PG 1192

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

27-3N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

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

OFF BLUE HERON LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		29,562
TOTAL MARKET VALUE		29,562
SOH/AGL Deduction		0
ASSESSED VALUE		29,562
TOTAL EXEMPTION VALUE	03	29,562
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		29,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		29,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0552/1192	9/22/1988	WD	U	V		100
GRANTOR: BOATRIGHT ET AL						
GRANTEE: COUNTY OF NASSAU						
0269/0695	7/01/1978	MS	U	V		961,100
GRANTOR:						
GRANTEE:						

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		RSF-2	0.00	0.00	4.73	AC		1.00	1.00	0.05	125,000.00	6,250.00	29,562							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 4.73 Total Land Value: 29,562 Market: 0 Agricultural: 0 Common: 29,562 PRINTED 07/30/2025 BY SYS