PT OF S1/2 OF SEC 28-3N-25E
IN OR 2757/630

GOLDEN JEFFREY C & KIMBERLY
85614 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

28-3N-25-0000-0002-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

54452 WILDLIFE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,238
TOTAL LAND VALUE - MARKET	261,000
TOTAL MARKET VALUE	266,238
SOH/AGL Deduction	0
ASSESSED VALUE	266,238
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	266,238
TOTAL JUST VALUE	266,238
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2306171	CARPORT	17,949	05/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2757/630	12/19/2024	WD	Q	I	02	300,000
GRANTOR: BURKE JOHN PAUL						
GRANTEE: GOLDEN JEFFREY C &						
2513/0076	11/10/2021	WD	Q	V	01	270,000
GRANTOR: DILLARD MARCI R						
GRANTEE: BURKE JOHN PAUL						

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
1	0351	CARPORT MT	0	0	30	18	540.00	SF	10.00	10.00	100	2024	2023		97	5,238	

LAND DESCRIPTION

TOTAL OB/XF 5,238

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	009900	C	ACREAGE NON-	0		OR	0.00	0.00	30.00	AC		1.00	1.00	0.60	14,500.00	8,700.00	261,000							

REVIEW DATE 08/07/2023 BY KW Total Acres: 30.00 Total Land Value: 261,000 Market: 0 Agricultural: 0 Common: 261,000 PRINTED 07/30/2025 BY SYS