PT OF GOVT LOTS 3 & 4
IN OR 2578/1142

PETERS JOHN LUTHER L/E/
482 15TH AVE S
JACKSONVILLE BEACH, FL 32250

2025

29-2N-28-0000-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

SR 107 & WARD RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	480,000
TOTAL MARKET VALUE	2,340
SOH/AGL Deduction	0
ASSESSED VALUE	2,340
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,340
TOTAL JUST VALUE	480,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/1142	7/15/2022	LE	U	V	11	100
GRANTOR: PETERS JOHN LUTHER						
GRANTEE: PETERS CLINTON RICH						
0510/1110	2/17/1987	FS	U	V		100
GRANTOR: PETERS GRACE ET AL						
GRANTEE: PETERS JOHN LOUTHER						

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	005600	A	TIMBER 3 N S	0		OR			6.00	AC		1.00	1.00	1.00	390.00	390.00	2,340							
2	009910	M	MARKET VALUE	0		OR			6.00	AC		1.00	1.00	0.80	100,000.00	80,000.00	480,000							

REVIEW DATE 06/10/2021 BY KWA Total Acres: 6.00 Total Land Value: 2,340 Market: 480,000 Agricultural: 2,340 Common: 0 PRINTED 07/30/2025 BY SYS