NE1/4 OF NE1/4
PT OR 1710/1565

NELSON DOUGLAS B REV TRUST/NELSON DOUGLAS B TRUSTE
P O BOX 15345
FERNANDINA BEACH, FL 32035-3106

2025

31-2N-28-0000-0001-0000

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

OFF AMELIA CONCOURSE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/11/2023 DCA
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	720,000
TOTAL MARKET VALUE	14,848
SOH/AGL Deduction	0
ASSESSED VALUE	14,848
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,848
TOTAL JUST VALUE	720,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	652,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1710/1565	11/08/2010	QC	U	V	11	150,000
GRANTOR: WILLIAMS GLENDA N & D						
GRANTEE: NELSON DOUGLAS B TR						
1698/1362	9/07/2010	TD	U	I	30	100
GRANTOR: WILLIAMS GLENDA N TRU						
GRANTEE: WILLIAMS GLENDA N &						

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	0.00	0.00	36.24	AC		1.00	1.00	1.00	390.00	390.00	14,134							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.76	AC		1.00	1.00	1.00	190.00	190.00	714							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	40.00	AC		1.00	1.00	0.60	30,000.00	18,000.00	720,000							

REVIEW DATE 06/10/2021 BY KWA Total Acres: 40.00 Total Land Value: 14,848 Market: 720,000 Agricultural: 14,848 Common: 0 PRINTED 07/30/2025 BY SYS