

PT GOVT LOT 5 OF SEC 32-2N-28E
IN OR 2130/656 BEING TRACT "7"
(EX OR 2684/1302)

WILLIAMS ADAM J
309 N 17TH STREET
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0000-0026-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				4				
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY														
																									VALUATION BY										STANDARD			
																									Tax Group: 4										Tax Dist:			
																									BUILDING MARKET VALUE										0			
																									TOTAL MARKET OB/XF VALUE										38,556			
																									TOTAL LAND VALUE - MARKET										319,625			
																									TOTAL MARKET VALUE										60,983			
																									SOH/AGL Deduction										23,084			
																									ASSESSED VALUE										37,899			
																									TOTAL EXEMPTION VALUE										0			
																									BASE TAXABLE VALUE										37,899			
																									TOTAL JUST VALUE										358,181			
																									NCON VALUE										0			
																									INCOME VALUE													
																									PREVIOUS YEAR MKT VALUE										359,031			
DOR CODE		5601	TIMBER 2-3 SI 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																																						
EXTRA FEATURES										94911 DIRT RD, FERNANDINA BEACH										BLD DATE						LGL DATE		12/07/2023		DC								
																				XF DATE						LAND DATE												
																				INC DATE						AG DATE		12/07/2023		DC								
L N	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	0940	SHEDS/PORT	0	0	16	8	128.00	SF	15.00	100	2021	2021	3	90	1,728																							
2	0681	POLE SHED	0	0	60	40	2,400.00	SF	16.50	100	2021	2021	3	93	36,828																							