



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
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 0 TOTAL LAND VALUE - MARKET 8 TOTAL MARKET VALUE 8 SOH/AGL Deduction 0 ASSESSED VALUE 8 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 8 TOTAL JUST VALUE 8 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 8										
DOR CODE 9500 RIVERS AND LAKES																PERMIT NUM				DESCRIPTION				AMT		ISSUED	
MAP NUM																											
NEIGHBORHOOD/LOC 4005.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											SALES DATA											
																OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 2515/0434 11/17/2021 WD Q V 05 100,000 GRANTOR: WARD FRANK GLEASON GRANTEE: FETTIG CARRIE & DAN 2515/0431 11/16/2021 TD U V 11 100 GRANTOR: TRUST F/B/O FRANK GLE GRANTEE: WARD FRANK GLEASON											
TOTALS																BLD DATE				LGL DATE							
EXTRA FEATURES						OFF FRANK WARD RD, FERNANDINA BEACH										XF DATE				LAND DATE							
																INC DATE				AG DATE							
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											
LAND DESCRIPTION																	TOTAL OB/XF 0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	009500	C	SUBMERGED	0		OR	0.00	0.00	0.30	AC		1.00	1.00	1.00	25.00	25.00	8										
REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.30 Total Land Value: 8 Market: 0 Agricultural: 0 Common: 8 PRINTED 07/30/2025 BY SYS																											