ALL S OF CREEK & S 1/2 OF
W OF CREEK OR 85 PG 62
MARSH LAND EX 3-1 & 3-2

AMERICAN NATL BANK OF FLA &/H TOMLINSON CO-TRUSTEE
C/O WELLS FARGO BANK, 100 E THOUSAND OAKS BLVD #12
THOUSAND OAKS, CA 91360

2025

36-2N-28-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,030
TOTAL MARKET VALUE	2,030
SOH/AGL Deduction	1,287
ASSESSED VALUE	743
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	743
TOTAL JUST VALUE	2,030
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED

CHRISTOPHER LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/25/2023 DC
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1635/0160	7/31/2009	QC	U	V	11	100
GRANTOR: SHEFFIELD WILLIAM F						
GRANTEE: TOMLINSON HERBERT C						
0755/0779	3/28/1996	TD	U	V	19	142,900
GRANTOR: AMERICAN NATL BANK OF						
GRANTEE: AMERI NATL BANK ETA						

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	009620	C	MARSH	0		OR	0.00	0.00	20.30	AC		1.00	1.00	1.00	100.00	100.00	2,030							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 20.30 Total Land Value: 2,030 Market: 0 Agricultural: 0 Common: 2,030 PRINTED 07/30/2025 BY SYS