



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					100												
																		TOTAL MARKET VALUE					100												
																		SOH/AGL Deduction					0												
																		ASSESSED VALUE					100												
																		TOTAL EXEMPTION VALUE					0												
																		BASE TAXABLE VALUE					100												
																		TOTAL JUST VALUE					100												
																		NCON VALUE					0												
																		INCOME VALUE					0												
																		PREVIOUS YEAR MKT VALUE					100												
DOR CODE						0005 COMMON S/D LANDS																													
MAP NUM												MKT AREA						04																	
NEIGHBORHOOD/LOC						4090.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																			
EXTRA FEATURES						SPRUCE RUN DR, FERNANDINA BEACH																													
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	000005	C	COMMON S/D L	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																		
REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE
2269/0366	4/05/2019	QC	U	V	V	11	100
GRANTOR: PATRIOT RIDGE LLP							
GRANTEE: VILLAGE WALK NASSAU							
2257/0449	2/25/2019	QC	U	V	V	11	100
GRANTOR: PATRIOT RIDGE LLP							
GRANTEE: VILLAGE WALK OWNERS							

BUILDING NOTES									

BUILDING DIMENSIONS									