PT OF BLKS 4 6 & 7 PAR 4-1
PT OR 994/336 (EX PAR'S 3-2
4-2 5-7 5-8 6-0011)

TILLY FOREST
4508 FIDDLERS DR
FERNANDINA BEACH, FL 32034

2025

42-2N-27-4340-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	150
TOTAL MARKET VALUE	150
SOH/AGL Deduction	0
ASSESSED VALUE	150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150
TOTAL JUST VALUE	150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0994/0336	6/26/2001	QC	Q	I	01	100
GRANTOR: TILLY VERDIE						
GRANTEE: TILLY FOREST						
0955/0057	10/23/2000	QC	U	I	07	100
GRANTOR: JONES ANNA LOUISE A/K						
GRANTEE: TILLY FOREST L & VE						

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	000090	C	UNBUILDABLE	0		RSF-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	150.00	150.00	150							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 150 Market: 0 Agricultural: 0 Common: 150 PRINTED 07/30/2025 BY SYS