PT OF LOTS 5 & 15
IN OR 2500/351 BEING PARCEL 1
THIGPEN SURVEY DBK 39/356

WISTERIA FARM LLC
2166 SADLER RD
FERNANDINA BEACH, FL 32034

2025

42-3N-28-5080-0015-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6700	POULTRY,BEES,FISH	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2024 DC
INC DATE		AG DATE	05/24/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	702,100
TOTAL MARKET VALUE	4,997
SOH/AGL Deduction	0
ASSESSED VALUE	4,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,997
TOTAL JUST VALUE	702,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	702,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632467	DEMO	0	06/01/2016
995766	NEW CONSTR	0	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2500/0351	9/22/2021	WD	Q	V	05	582,000
GRANTOR: ISLE DE MAI INVESTMEN						
GRANTEE: WISTERIA FARM LLC						
1279/1730	12/09/2004	WD	Q	I		370,000
GRANTOR: COOK JEANNIE D						
GRANTEE: ISLE DE MAI INVESTM						

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	006740	A	BEES	0		RSF-1			8.26	AC		1.00	1.00	1.00	605.00	605.00	4,997							
2	009910	M	MARKET VALUE	0		RSF-1			8.26	AC		1.00	1.00	1.00	85,000.00	85,000.00	702,100							

REVIEW DATE 05/24/2024 BY DC Total Acres: 8.26 Total Land Value: 4,997 Market: 702,100 Agricultural: 4,997 Common: 0 PRINTED 07/30/2025 BY SYS