PT D FERNANDEZ GRANT
IN OR 2678/1628
(EX ESMT'S IN OR 397/736 &

FERNANDINA INTRACOASTAL LAND COMPANY LLC
960185 GATEWAY BLVD SUITE 203
FERNANDINA BEACH, FL 32034

2025

43-2N-28-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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

FRANK WARD RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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	4,553,200
TOTAL MARKET VALUE	4,553,200
SOH/AGL Deduction	728,720
ASSESSED VALUE	3,824,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,824,480
TOTAL JUST VALUE	4,553,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,476,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2678/1628	11/09/2023	SW	U	V	37	2,600,000
GRANTOR: SEB REAL ESTATE HOLDI						
GRANTEE: FERNANDINA INTRACOA						
2451/0739	12/30/2020	SW	U	V	11	100
GRANTOR: SOUTHEASTERN BANK ET						
GRANTEE: SEB REAL ESTATE HOL						

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	009900	C	ACREAGE NON-	0		OR	0.00	0.00	65.57	AC		1.00	1.00	0.60	100,000.00	60,000.00	3,934,200							
2	000116	C	RES MARSH	0		OR	0.00	0.00	6.19	AC		1.00	1.00	1.00	100,000.00	100,000.00	619,000							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 71.76 Total Land Value: 4,553,200 Market: 0 Agricultural: 0 Common: 4,553,200 PRINTED 07/30/2025 BY SYS