PT D FERNANDEZ GRANT
SEC 43-2N-28E IN OR 2682/1111
PT OR 1404/240 & OR 1507/629

GRAY GREGORY J & KIMBERLY L
97042 WOODSTORK LN
FERNANDINA BEACH, FL 32034

2025

43-2N-28-0000-0001-0070

BUILDING CHARACTERISTICS

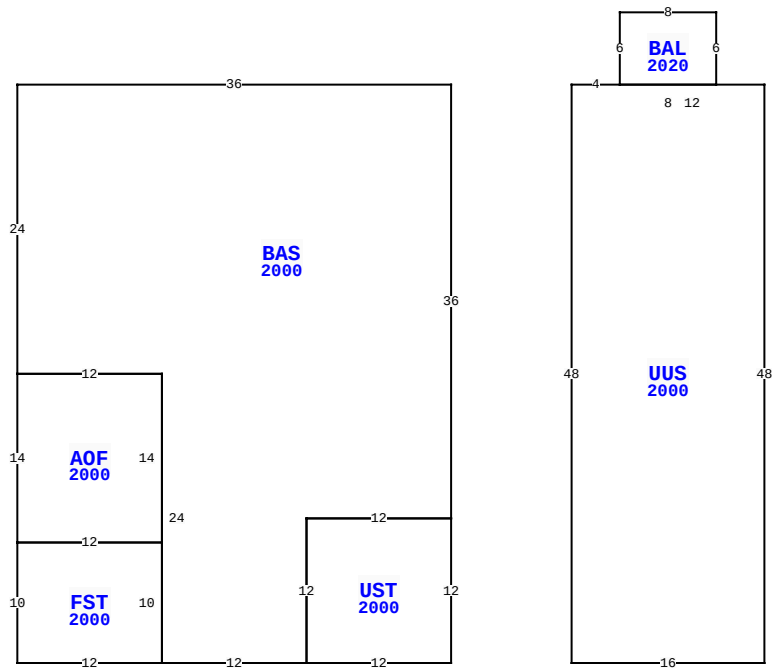
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 60
Interior Floo	01	NONE 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	168	100	2000	168	1,847
BAL	48	15	2020	7	77
BAS	1,296	100	2000	1,296	14,246
FST	120	50	2000	60	660
UST	144	40	2000	58	638
UUS	768	50	2000	384	4,221
TOTALS	2,544			1,973	21,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	04	1,973	65.4360	27.48	54,218	2000	2000	0	0	0	60.00	40.00

1 STABLES – 0% - 2024 Heated Area: 1464 HX Base Yr



95119 TAMMY TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/18/2024 DC
INC DATE		AG DATE	06/18/2024 DC

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	36,159
TOTAL MARKET OB/XF VALUE	12,051
TOTAL LAND VALUE - MARKET	938,250
TOTAL MARKET VALUE	53,922
SOH/AGL Deduction	0
ASSESSED VALUE	53,922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,922
TOTAL JUST VALUE	986,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	984,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1703210	H/AC	4,800	05/01/2017
007329	NEW CONSTR	25,000	07/01/2000
006825	CHNGE SRVC	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/681	11/07/2023	WD	U	I	11	100,000
GRANTOR: BLUE MOON FARMS LLC						
GRANTEE: GRAY GREGORY H & KI						
2682/1111	11/07/2023	WD	U	I	37	600,000
GRANTOR: BLUE MOON FARMS LLC						
GRANTEE: GRAY GREGORY J & KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W36 S24 AOF=[YR=2000] S14 FST=[YR=2000] S10 E12 N10 W12 $ E12 N14 W12 $ E12 S24 E12 UST=[YR=2000] E12 N12 W12 S12 $ N12 E12 N36 $ PTR= E10 UUS=[YR=2000] E4 BAL=[YR=2020] N6 E8 S6 W8$ E12 S48 W16 N48 $ W10 $.

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
1	0810	CONCRETE A	0	0	0	0	568.00	SF	6.50	6.50	100	2000	2000	3	77	2,843	
2	0681	POLE SHED	0	0	12	12	144.00	SF	15.00	15.00	100	2000	2000	3	27	583	
3	0474	VF 4 RAIL	0	0	0	0	516.00	LF	9.25	9.25	100	2002	2002	3	55	2,625	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,051

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	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	370.00	370.00	3,330							
3	005401	A	TIMBER 1 P	0		OR	0.00	0.00	2.51	AC		1.00	1.00	1.00	750.00	750.00	1,882							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.51	AC		1.00	1.00	1.00	75,000.00	75,000.00	938,250							

REVIEW DATE 10/28/2020 BY KW Total Acres: 12.51 Total Land Value: 5,712 Market: 938,250 Agricultural: 5,712 Common: 0 PRINTED 07/30/2025 BY SYS

PT D FERNANDEZ GRANT
SEC 43-2N-28E IN OR 2682/1111
PT OR 1404/240 & OR 1507/629

GRAY GREGORY J & KIMBERLY L
97042 WOODSTORK LN
FERNANDINA BEACH, FL 32034

2025

43-2N-28-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

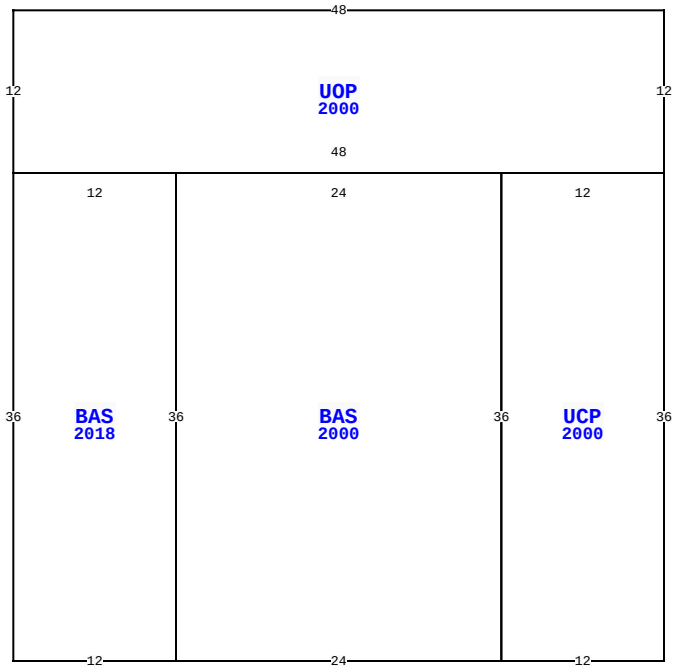
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 60
Interior Floo	03	CONC FINSH 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2000	864	5,759
BAS	432	100	2018	432	2,880
UCP	432	20	2000	86	573
UOP	576	20	2000	115	767
TOTALS	2,304			1,497	9,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	1,497	51.2715	13.33	19,955	2000	2000	0	0	0	50.00	50.00

2 BARNS – 0% - 2024 Heated Area: 1296 HX Base Yr



95119 TAMMY TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/18/2024 DC
INC DATE		AG DATE	06/18/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	36,159
TOTAL MARKET OB/XF VALUE	12,051
TOTAL LAND VALUE - MARKET	938,250
TOTAL MARKET VALUE	53,922
SOH/AGL Deduction	0
ASSESSED VALUE	53,922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,922
TOTAL JUST VALUE	986,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	984,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2684/681	11/07/2023	WD	U	I	11	100,000
GRANTOR: BLUE MOON FARMS LLC						
GRANTEE: GRAY GREGORY H & KI						
2682/1111	11/07/2023	WD	U	I	37	600,000
GRANTOR: BLUE MOON FARMS LLC						
GRANTEE: GRAY GREGORY J & KI						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2000] W48 S12 BAS=[YR=2018] S36 E12 BAS=[YR=2000] E24 UCP=[YR=2000] E12 N36 W12 S36 $ N36 W24 S36 $ N36 W12 $ E48 N12 $.

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

REVIEW DATE 10/28/2020 BY KW Total Acres: 12.51 Total Land Value: 5,712 Market: 938,250 Agricultural: 5,712 Common: 0 PRINTED 07/30/2025 BY SYS

PT D FERNANDEZ GRANT
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FERNANDINA BEACH, FL 32034

2025

43-2N-28-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

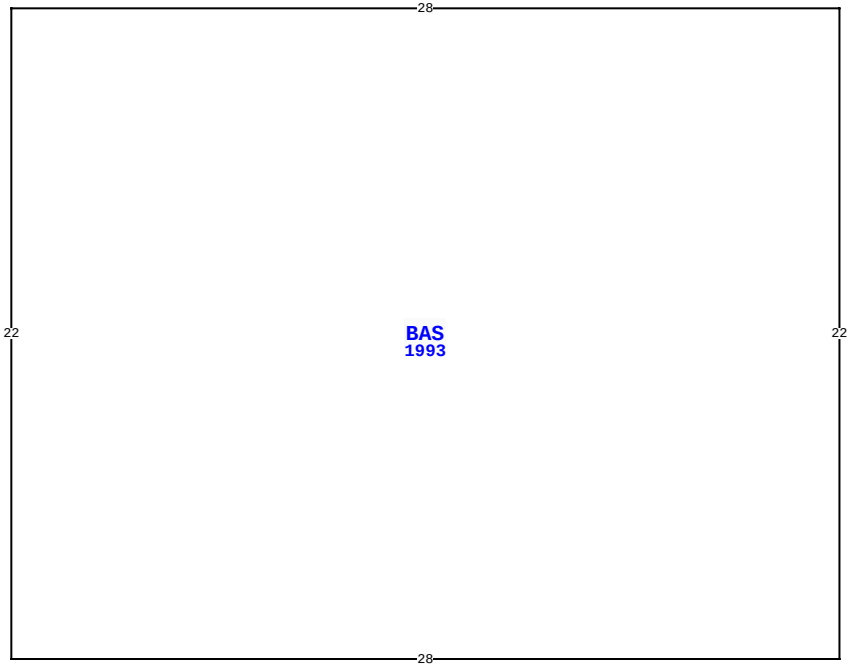
DOR CODE 6000 PASTURELAND 1
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100	1993	616	4,494
TOTALS	616			616	4,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	616	56.1000	14.59	8,987	1985	1985	0	0	0	50.00	50.00

4 BARNS – 0% - 2024 Heated Area: 616 HX Base Yr



95119 TAMMY TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/18/2024 DC
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ASSESSED VALUE	53,922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,922
TOTAL JUST VALUE	986,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	984,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: BLUE MOON FARMS LLC						
GRANTEE: GRAY GREGORY H & KI						
2682/1111	11/07/2023	WD	U	I	37	600,000
GRANTOR: BLUE MOON FARMS LLC						
GRANTEE: GRAY GREGORY J & KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S22 E28 N22$.

EXTRA FEATURES

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

REVIEW DATE 10/28/2020 BY KW Total Acres: 12.51 Total Land Value: 5,712 Market: 938,250 Agricultural: 5,712 Common: 0 PRINTED 07/30/2025 BY SYS