IN OR 1058/1114
PARCEL 3-2 SEC 43 &
PARCEL 3 SEC 28

PATRICK MCCARTHY CONSTRUCTION COMPANY/MCCARTHY PAT
95185 FLATWOODS TRAIL
FERNANDINA BEACH, FL 32034

2025

43-2N-28-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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	01/01/2019 KB
INC DATE		AG DATE	05/16/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	604,846
TOTAL MARKET VALUE	604,846
SOH/AGL Deduction	0
ASSESSED VALUE	604,846
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	604,846
TOTAL JUST VALUE	604,846
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	576,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1058/1114	5/29/2002	WD	Q	V		88,200
GRANTOR: MCCARROLL MICHAEL ORY						
GRANTEE: MCCARTHY PATRICK TR						
1043/0263	3/12/2002	WD	Q	V		88,700
GRANTOR: JENKINS MARVIN P & CO						
GRANTEE: MCCARROLL MICHAEL O						

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	000100	C	RES	0		OR	0.00	0.00	7.54	AC		1.00	1.00	0.80	100,000.00	80,000.00	603,200							
2	009530	C	POND	0		OR	0.00	0.00	0.60	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,500							
3	009400	C	RIGHT-OF-WAY	0		OR			1.46	AC		1.00	1.00	1.00	100.00	100.00	146							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 9.60 Total Land Value: 604,846 Market: 0 Agricultural: 0 Common: 604,846 PRINTED 07/30/2025 BY SYS