



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																
																	VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 67,500 TOTAL MARKET VALUE 351 SOH/AGL Deduction 0 ASSESSED VALUE 351 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 351 TOTAL JUST VALUE 67,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 67,500																	
DOR CODE 5600						TIMBERLAND 70-79											PERMIT NUM				DESCRIPTION		AMT		ISSUED									
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						OFF FLATWOODS TR, FERNANDINA BEACH											BLD DATE				LGL DATE		LAND DATE		AG DATE		01/01/2019		KB					
EXTRA FEATURES																	XF DATE				10/18/2024		KBA											
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																		
																	BUILDING NOTES																	
																	BUILDING DIMENSIONS																	
LAND DESCRIPTION																	TOTAL OB/XF																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	0.90	AC		1.00	1.00	1.00	390.00	390.00	351																	
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	0.90	AC		1.00	1.00	1.00	75,000.00	75,000.00	67,500																	
REVIEW DATE 04/30/2024 BY KBA Total Acres: 0.90 Total Land Value: 351 Market: 67,500 Agricultural: 351 Common: 0 PRINTED 07/30/2025 BY SYS																																		