

PT HEIRS E WATERMAN MILL GRANT
SEC 44-2N-27E IN OR 408/693
BEING ONLY PT LYING S OF

CLARK CHRISTINE/
PO BOX 17054
FERNANDINA BEACH, FL 32035

2025

44-2N-27-0000-0001-0330



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	PAGE 1 of 1 4																							
																VALUATION BY STANDARD																									
																Tax Group: 4					Tax Dist:																				
																BUILDING MARKET VALUE										0															
																TOTAL MARKET OB/XF VALUE										7,176															
																TOTAL LAND VALUE - MARKET										69															
																TOTAL MARKET VALUE										7,245															
																SOH/AGL Deduction										2,684															
																ASSESSED VALUE										4,561															
																TOTAL EXEMPTION VALUE										0															
																BASE TAXABLE VALUE										4,561															
DOR CODE						9600				WASTELAND																															
MAP NUM										MKT AREA				04																											
NEIGHBORHOOD/LOC						4001.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
TOTALS																																									
EXTRA FEATURES						SR 200, YULEE																																			
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																								
1	0424	CL FNC 6'	0	0	0	0	630.00	LF	20.00	20.00	100	2001	2001	3	52	6,552																									
2	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2001	2001	3	52	624																									
LAND DESCRIPTION						TOTAL OB/XF 7,176																																			
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	001001	C	V CM/XFOBT	0	0003	CHT	0.00	0.00	0.69	AC		1.00	1.00	1.00	100.00	100.00	69																								
REVIEW DATE 05/02/2019 BY KK						Total Acres: 0.69						Total Land Value: 69						Market: 0						Agricultural: 0						Common: 69						PRINTED 07/30/2025 BY SYS					