PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 895/379
LYING NORTH OF OR 2202/1751

HOSHALL CLARK V JR EST
C/O PAIGE HAKIMIAN, PO BOX 56678
JAKSONVILLE, FL 32241

2025

44-2N-28-0000-0029-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	213,006
TOTAL MARKET VALUE	213,006
SOH/AGL Deduction	2,123
ASSESSED VALUE	210,883
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,883
TOTAL JUST VALUE	213,006
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0895/0379	1/08/1999	WD	U	V	07	100
GRANTOR: HUNTLEY W T & LL						
GRANTEE: HOSHALL CLARK V JR						
0862/0072	1/08/1999	WD	U	V	21	34,400
GRANTOR: HUNTLEY W T & L L						
GRANTEE: HOSHALL CLARK V JR						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025 DC
INC DATE		AG DATE	

OLD NASSAUVILLE RD, FERNANDINA BEACH

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	001000	C	COMMERCIAL	0		CN	0.00	0.00	71,002.00	SF		1.00	1.00	1.00	3.00	3.00	213,006							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 1.76 Total Land Value: 213,006 Market: 0 Agricultural: 0 Common: 213,006 PRINTED 07/30/2025 BY SYS