BLK A {K/A PARCEL A} LOT 12
WILDERS SUB OF NASSAU RIVER
FRONTAGE PBK 2/67

PEACOCK CLADDIE W TRUST/PEACOCK CLADDIE W TRUSTEE
95383 NASSAU RIVER ROAD
FERNANDINA BEACH, FL 32034

2025

44-2N-28-5180-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4009.00		

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

NASSAU RIVER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,264
TOTAL LAND VALUE - MARKET	800,000
TOTAL MARKET VALUE	814,264
SOH/AGL Deduction	410,257
ASSESSED VALUE	404,007
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	404,007
TOTAL JUST VALUE	814,264
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	750,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1760	6/24/2024	QC	U	V	11	100
GRANTOR: PEACOCK RONALD L & CL						
GRANTEE: PEACOCK CLADDIE W R						
0889/1596	7/01/1999	QC	Q	V	01	100
GRANTOR: PEACOCK RONALD L						
GRANTEE: PEACOCK CLADDIE W T						

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
1	0300	BOAT DCK W	0	0	0	0	480.00	SF	40.00	40.00	100	2025	2010		56	10,752	
2	0310	AL GANG WY	0	0	0	0	32.00	LF	115.00	115.00	100	2025	2010		40	1,472	
3	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2010		40	1,000	
4	0350	CARPORT WD	0	0	20	10	200.00	SF	13.00	13.00	100	2025	2010		40	1,040	

LAND DESCRIPTION

TOTAL OB/XF 14,264

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	000132	C	RES RIVER	0		RSF-1	100.00	475.00	100.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	800,000							

REVIEW DATE 06/11/2025 BY NWA Total Acres: 0.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/30/2025 BY SYS