PT JOHN CHRISTOPHER GRANT
SEC 45-2N-28E & PT GOVT LOTS
2 & 3 OF SEC 34-2N-28E IN

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

45-2N-28-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

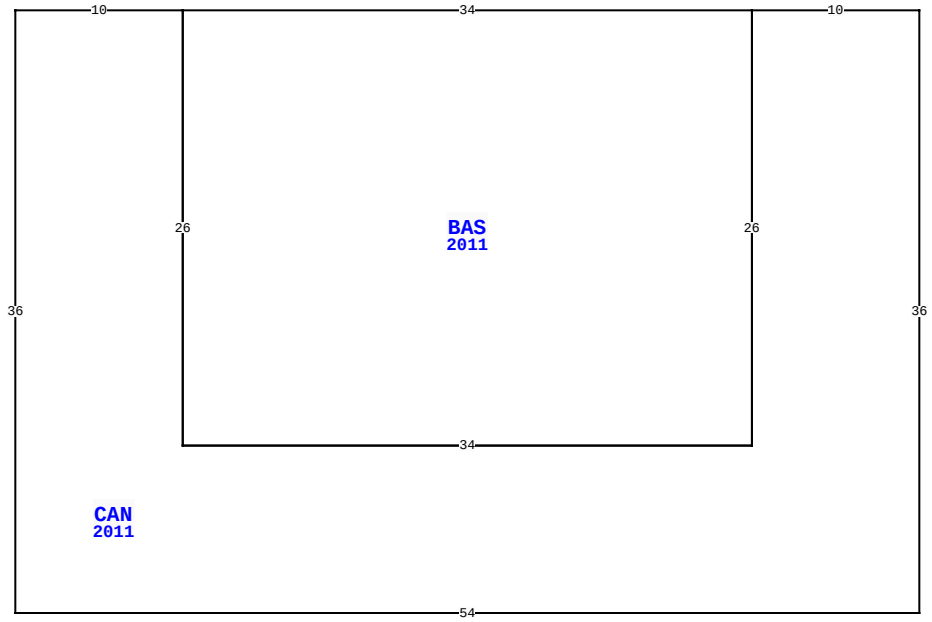
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	2011	884	96,808
CAN	1,060	30	2011	318	34,825
TOTALS	1,944			1,202	131,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	1,202	77.4900	130.76	157,174	2011	2011	0	0	0	16.25	83.75

1 RSTRM BLDG – 0% - 0 Heated Area: 884 HX Base Yr



BLD DATE	02/04/2022	KK	LGL DATE
XF DATE	02/04/2022	KK	LAND DATE 02/04/2022 KK
INC DATE			AG DATE

95001 GOFFINSVILLE RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		131,633
TOTAL MARKET OB/XF VALUE		773,202
TOTAL LAND VALUE - MARKET		1,700,000
TOTAL MARKET VALUE		2,604,835
SOH/AGL Deduction		0
ASSESSED VALUE		2,604,835
TOTAL EXEMPTION VALUE	03	2,604,835
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,604,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,624,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24002	REMODEL	0	11/01/2011
C22036	CO ISSUED	0	07/23/2009
E21902	ELEC OTHER	125	07/01/2009
E21642	ELEC OTHER	3,200	03/01/2009
M14345	MECH OTHER	0	01/01/2009
R11665	REPAIR/RRF	1,500	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1017/1697	11/05/2001	WD	Q	V	06	100
GRANTOR: THE TRUST FOR PUBLIC						
GRANTEE: NASSAU COUNTY						
1017/1693	11/05/2001	WD	Q	V		1,200,000
GRANTOR: MATANZAS PACKING COMP						
GRANTEE: THE TRUST FOR PUBLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W34 CAN=[YR=2011] W10 S36 E54 N36 W10 S26 W34 N26$ S26 E34 N26$.

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	153	8	1,224.00	SF	40.00	40.00	100	2010	2010	3	56	27,418	
2	0300	BOAT DCK W	0	0	72	6	432.00	SF	40.00	40.00	100	2010	2010	3	56	9,677	
3	0317	DCK PLNG W	0	0	0	0	7.00	UT	1,000.00	1,000.00	100	2010	2010	3	40	2,800	
4	0310	AL GANG WY	0	0	31	5	72.00	LF	115.00	115.00	100	2010	2010	3	40	3,312	
5	0302	FLT DOCK C	0	0	36	8	288.00	SF	50.00	50.00	100	2010	2010	3	40	5,760	
6	0350	CARPORT WD	0	0	14	14	196.00	SF	13.00	13.00	100	2010	2010	3	40	1,019	
7	0350	CARPORT WD	0	0	14	14	196.00	SF	13.00	13.00	100	2010	2010	3	40	1,019	
8	0350	CARPORT WD	0	0	14	14	196.00	SF	13.00	13.00	100	2010	2010	3	40	1,019	
9	0350	CARPORT WD	0	0	14	14	196.00	SF	13.00	13.00	100	2010	2010	3	40	1,019	
10	0350	CARPORT WD	0	0	14	14	196.00	SF	13.00	13.00	100	2010	2010	3	40	1,019	

TOTAL OB/XF 54,062

LAND DESCRIPTION

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	008600	C	COUNTY	0	0004	ROS	0.00	0.00	20.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	1,700,000							

REVIEW DATE 02/04/2022 BY KK Total Acres: 20.00 Total Land Value: 1,700,000 Market: 0 Agricultural: 0 Common: 1,700,000 PRINTED 07/30/2025 BY SYS

PT JOHN CHRISTOPHER GRANT
SEC 45-2N-28E & PT GOVT LOTS
2 & 3 OF SEC 34-2N-28E IN

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

45-2N-28-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
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

BLD DATE	02/04/2022	KK	LGL DATE
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NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	03	2,604,835
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,604,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,624,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11666	REPAIR/RRF	1,500	12/01/2008
R11667	REPAIR/RRF	1,500	12/01/2008
R11668	REPAIR/RRF	1,500	12/01/2008
R11669	REPAIR/RRF	1,500	12/01/2008
R11670	REPAIR/RRF	1,500	12/01/2008
R11704	REPAIR/RRF	1,530	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1017/1697	11/05/2001	WD	Q	V	06	100
GRANTOR: THE TRUST FOR PUBLIC						
GRANTEE: NASSAU COUNTY						
1017/1693	11/05/2001	WD	Q	V		1,200,000
GRANTOR: MATANZAS PACKING COMP						
GRANTEE: THE TRUST FOR PUBLI						

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
11	0350	CARPORT WD	0	0	14	14	196.00	SF	13.00	13.00	100	2010	2010	3	40	1,019	
12	0402	CONC BUMPE	0	0	0	0	13.00	UT	25.00	25.00	100	2010	2010	3	93	302	
13	0424	CL FNC 6'	0	0	0	0	780.00	LF	20.00	20.00	100	2010	2010	3	76	11,856	
14	0462	ST/AL FNC	0	0	823	4	3,292.00	SF	10.00	10.00	100	2010	2010	3	56	18,435	
15	0803	ASPHALT C	0	0	759	5	18,795.00	SF	2.00	2.00	100	2010	2010	3	64	24,058	
16	0803	ASPHALT C	0	0	0	0	98,120.00	SF	2.00	2.00	100	2010	2010	3	64	125,594	
17	0424	CL FNC 6'	0	0	780	0	780.00	LF	20.00	20.00	100	2010	2010	3	76	11,856	
18	0921	CWALL-CC P	0	0	823	0	823.00	LF	660.00	660.00	100	2010	2010	3	88	477,998	
19	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2010	2010	3	76	3,846	
20	0992	RUBICO CRT	0	0	40	80	1.00	UT	35,000.00	35,000.00	100	2010	2010	3	64	22,400	

TOTAL OB/XF 697,364

LAND DESCRIPTION

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

REVIEW DATE 02/04/2022 **BY** KK Total Acres: 20.00 Total Land Value: 1,700,000 Market: 0 Agricultural: 0 Common: 1,700,000 **PRINTED** 07/30/2025 BY SYS

PT JOHN CHRISTOPHER GRANT
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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
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

BLD DATE	02/04/2022	KK	LGL DATE
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NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

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Tax Group: 4	Tax Dist:	
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TOTAL EXEMPTION VALUE	03	2,604,835
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,604,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,624,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P13562	NEW CONSTR	0	11/01/2008
B22036	NEW CONSTR	75,000	10/01/2008
E21283	ELEC OTHER	0	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1017/1697	11/05/2001	WD	Q	V	06	100
GRANTOR: THE TRUST FOR PUBLIC						
GRANTEE: NASSAU COUNTY						
1017/1693	11/05/2001	WD	Q	V		1,200,000
GRANTOR: MATANZAS PACKING COMP						
GRANTEE: THE TRUST FOR PUBLI						

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
21	0811	CONCRETE B	0	0	0	0	1,423.00	SF	5.20	5.20	100	2010	2010	3	90	6,660	
22	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2010	2010	3	100	6,000	
23	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2010	2010	3	100	6,000	
24	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2010	2010	3	76	380	
25	0978	SECURTY LT	0	0	0	0	8.00	UT	450.00	450.00	100	2010	2010	3	76	2,736	

LAND DESCRIPTION

TOTAL OB/XF 21,776

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

REVIEW DATE 02/04/2022 **BY** KK Total Acres: 20.00 Total Land Value: 1,700,000 Market: 0 Agricultural: 0 Common: 1,700,000 **PRINTED** 07/30/2025 BY SYS