IN OR 2180/1094 & OR 2180/1097
MARSH LAND

MONROE MOI M JR & VONYCE TRUST/SUNTRUST BANK CO-TR
C/O RYAN LLC, PO BOX 460069 DEPT 124
HOUSTON, TX 77056

2025

46-2N-28-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

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

CREEKSIDE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,310
TOTAL MARKET VALUE	1,310
SOH/AGL Deduction	0
ASSESSED VALUE	1,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,310
TOTAL JUST VALUE	1,310
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2180/1094	2/14/2018	TD	U	V	11	100
GRANTOR: MONROE MOI M JR & VON						
GRANTEE: MONROE MOI M JR & V						
0931/0543	5/05/2000	TD	Q	I	01	100
GRANTOR: BANK OF AMERICA NATIO						
GRANTEE: SYNOVUS TRUST COMPA						

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	009615	C	SLOUGH-MAS	0		OR	0.00	0.00	52.39	AC		1.00	1.00	1.00	25.00	25.00	1,310							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 52.39 Total Land Value: 1,310 Market: 0 Agricultural: 0 Common: 1,310 PRINTED 07/30/2025 BY SYS