

AYCOCK FAMILY TRUST/AYCOCK AARON TRUSTEE
96038 PARK PLACE
FERNADINA BEACH, FL 32034

46-3N-28-6205-0069-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4	
VALUATION SUMMARY													
VALUATION BY						STANDARD							
Tax Group: 4						Tax Dist:							
BUILDING MARKET VALUE						849,129							
TOTAL MARKET OB/XF VALUE						55,643							
TOTAL LAND VALUE - MARKET						142,500							
TOTAL MARKET VALUE						1,047,272							
SOH/AGL Deduction						443,298							
ASSESSED VALUE						603,974							
TOTAL EXEMPTION VALUE						HX HB		50,722					
BASE TAXABLE VALUE						553,252							
TOTAL JUST VALUE						1,047,272							
NCON VALUE						52,488							
INCOME VALUE													
PREVIOUS YEAR MKT VALUE						954,259							
PERMIT NUM				DESCRIPTION				AMT				ISSUED	
SP240000836				NEW IN GROUND SWI				151,003				01/23/2024	
B1803891				CO ISSUED				0				12/14/2018	
B1803891				NEW CONSTR				430,176				04/17/2018	
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	I I	V I	RSN CD	SALE PRICE				
2626/1233		2/28/2023		QC	U	I	I	11	100				
GRANTOR: AYCOCK AARON & SHARA													
GRANTEE: AYCOCK FAMILY TRUST													
2243/1621		12/14/2018		SW	Q	I	I	02	650,700				
GRANTOR: HOLDER JOHNSON HOMES													
GRANTEE: AYCOCK AARON & SHAR													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2018;ORIG=0,0] W15 S4 S9 D3L3 W29 N12 W19 S15 E2 S11 E2 S15 E7 S3 E14 S3 E2 S13 E23 S2 E16 N66 \$ FGR=[YR=2018;ORIG=-62,45] S2 S26 E23 N1 N21 W2 N3 W14 N3 W7 \$ FSP=[YR=2018;ORIG=-15,4] W32 S12 E29 U3R3 N9 \$ FGR=[YR=2018;ORIG=-70,47] N17 W14 S22 E14 N5 \$ FOP=[YR=2018;ORIG=-39,72] E39 N6 W16 N2 W23 S8 \$ FOP=[YR=2018;ORIG=-62,47] W8 S5 E8 N5 \$ UOP=[YR=2025;ORIG=0,0] W15 S4 W32 W19 W4 N6 E4 N12 E23 S2 W7 S8 E7 S2 E33 N12 E10 S8 E4 S6 W4 \$.													
ND UE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
42,500													
Common: 142,500													
PRINTED 07/30/2025 BY SYS													