

PT OF TRACT A LYING BETWEEN
 LOTS 24 148 & 149
 IN OR 1740/1225

ROYAL CHERI
 406 SOUTH 11TH STREET
 FERNANDINA BEACH, FL 32034

2025

51-3N-27-4881-000A-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																									
																	VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100 TOTAL MARKET VALUE 100 SOH/AGL Deduction 0 ASSESSED VALUE 100 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 100 TOTAL JUST VALUE 100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 100																										
DOR CODE 9400 RIGHTS-OF-WAY																PERMIT NUM DESCRIPTION AMT ISSUED																											
MAP NUM MKT AREA 04																																											
NEIGHBORHOOD/LOC 4040.00																SALES DATA OFF RECORD Number DATE TYPE Q U V I RSN CD SALE PRICE 1740/1225 5/17/2011 QC U V 11 100 GRANTOR: SHEFFIELD J HOWARD P/ GRANTEE: ROYAL CHERI																											
<table border="1"> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>						AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																	<table border="1"> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>				BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
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TOTALS						HILL VALLEY AVE, YULEE										BUILDING NOTES																											
EXTRA FEATURES																BUILDING DIMENSIONS																											
L N	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																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	009400	C	RIGHT-OF-WAY	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																										
REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																																											