LOT 3
KENNETH COURT SUB
PB 3/50

PLLUMI INVESTMENTS LLC
525 WETHERBY LANE
ST AUGUSTINE, FL 32092

2026

00-00-30-0320-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2029.00		

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

766 KENNETH CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	220,000
TOTAL MARKET VALUE	220,000
SOH/AGL Deduction	74,800
ASSESSED VALUE	145,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,200
TOTAL JUST VALUE	220,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004834	DEMO SFR	8,500	04/13/2023
R1213065	ROOF	5,500	08/01/2012
0263	H/AC	1,500	09/01/1993
0482	REMODEL	1,200	09/01/1993
0536	REMODEL	10,000	09/01/1993
0163	REMODEL	10,500	05/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2568/1996	5/27/2022	WD	Q	I	01	630,000

GRANTOR: MUSIC CAROLYN
GRANTEE: PLLUMI INVESTMENTS

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	000100	C	RES	0		R-1	100.00	132.00	1.00	LT		1.00	1.00	1.00	220,000.00	220,000.00	220,000							

REVIEW DATE 04/21/2026 BY MLU Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 07/09/2026 BY SYS