LOT 1
IN OR 1863/326
OCEAN BOULEVARD EST PB 5/409

GREEN JOHN L
96115 SOUTHERN LILY DR
YULEE, FL 32097

2026

00-00-30-0437-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3037.00		

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

5612 OCEAN BLVD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	326,250
TOTAL MARKET VALUE	326,250
SOH/AGL Deduction	130,924
ASSESSED VALUE	195,326
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,326
TOTAL JUST VALUE	326,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1863/0326	6/17/2013	WD	Q	V	01	77,000
GRANTOR: STUDWELL JOYCE R TRUS						
GRANTEE: GREEN JOHN L						
1863/0322	6/17/2013	QC	U	V	11	100
GRANTOR: STUDWELL JOYCE R TRUS						
GRANTEE: GREEN JOHN L						

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		RG-1	87.00	201.00	87.00	FF		1.00	1.00	0.75	5,000.00	3,750.00	326,250							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 326,250 Market: 0 Agricultural: 0 Common: 326,250 PRINTED 07/09/2026 BY SYS