LOT 4
IN OR 2424/1655
OCEAN BOULEVARD EST PB 5/409

NORTH FLORIDA LAND TRUST INC
843 WEST MONROE STREET
JACKSONVILLE, FL 32202

2026

00-00-30-0437-0004-0000

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

5636 OCEAN BLVD, FERNANDINA BEACH

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

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 — 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		430,000
TOTAL MARKET VALUE		430,000
SOH/AGL Deduction		51,600
ASSESSED VALUE		378,400
TOTAL EXEMPTION VALUE	10	378,400
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		430,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/1655	1/13/2021	WD	Q	V	05	1,290,000
GRANTOR: SAUNDERS LARRY H & JU						
GRANTEE: NORTH FLORIDA LAND						
0713/0815	9/06/1994	WD	U	V	20	87,500
GRANTOR: STUDWELL ROBERT & JOY						
GRANTEE: SAUNDERS LARRY & JU						

BUILDING NOTES

BUILDING DIMENSIONS

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	86.00	277.00	86.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	430,000							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.00 Total Land Value: 430,000 Market: 0 Agricultural: 0 Common: 430,000 PRINTED 07/09/2026 BY SYS