LOT 74 & PT LOTS 72 & 73
PT OR 1794/1866 BEING PARCEL 2
OCEAN BREEZE FARMS PBK 2/19

JASINSKY BRUCE A & PATRICIA L
645 GAINES LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-044B-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

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

MIDWAY RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	20,033
TOTAL LAND VALUE - MARKET	447,000
TOTAL MARKET VALUE	467,033
SOH/AGL Deduction	249,532
ASSESSED VALUE	217,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,501
TOTAL JUST VALUE	467,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	393,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1794/1866	5/22/2012	WD	Q	I	05	595,000
GRANTOR: DIAZ KEVIN M & LAURA						
GRANTEE: JASINSKY BRUCE A &						
1452/0275	10/12/2006	WD	U	V	07	100
GRANTOR: SEASIDE PPR INC						
GRANTEE: DIAZ KEVIN M & LAUR						

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
1	0510	GARAGE WD-	0	0	22	25	550.00	SF	35.00	35.00	100	2018	2018	3	81	15,593	
2	0351	CARPORT MT	0	0	12	25	300.00	SF	10.00	10.00	100	2018	2018	3	74	2,220	
3	0351	CARPORT MT	0	0	12	25	300.00	SF	10.00	10.00	100	2018	2018	3	74	2,220	

LAND DESCRIPTION

TOTAL OB/XF 20,033

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	0.00	0.00	5.96	AC		1.00	1.00	0.25	300,000.00	75,000.00	447,000							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 5.96 Total Land Value: 447,000 Market: 0 Agricultural: 0 Common: 447,000 PRINTED 07/09/2026 BY SYS