BLOCK A S-1 OF LOT 6
AND ALL LOTS 7 THRU 14
PT OR 2765/923

OCEAN GARDENS AMELIA LAND TRUST/ESQUIRE TRUSTEE SE
1919 BLANDING BLVD
JACKSONVILLE, FL 32210

2026

00-00-30-0460-000A-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3026.00		

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

FIRST COAST HWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 DC
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	539,750
TOTAL MARKET VALUE	539,750
SOH/AGL Deduction	0
ASSESSED VALUE	539,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	539,750
TOTAL JUST VALUE	539,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	511,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2765/923	1/31/2025	SW	Q	I	05	3,000,000
GRANTOR: M P S PROPERTIES LLC						
GRANTEE: OCEAN GARDENS AMELI						
1367/0087	11/14/2005	WD	Q	I		1,500,000
GRANTOR: SPICER WILLIAM T & SU						
GRANTEE: M P S PROPERTIES LL						

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	000300	C	MULTI-FAMILY	0		RG-1	443.00	125.00	1.27	AC		1.00	1.00	1.00	425,000.00	425,000.00	539,750							

REVIEW DATE 07/24/2025 BY KWX Total Acres: 1.27 Total Land Value: 539,750 Market: 0 Agricultural: 0 Common: 539,750 PRINTED 07/09/2026 BY SYS