BLOCK B LOTS 1 TO 12 INC
OCEAN GARDENS SUB PB 2/63

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

2026

00-00-30-0460-000B-0010

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	786,250
TOTAL MARKET VALUE	786,250
SOH/AGL Deduction	0
ASSESSED VALUE	786,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	786,250
TOTAL JUST VALUE	786,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2791/1879	5/29/2025	WD	Q	V	01	720,000
GRANTOR: CUBBAGE LESLIE PARDUE						
GRANTEE: OCEAN GARDENS AMELI						
2001/0637	7/28/2014	PR	U	I	19	100
GRANTOR: CUBBAGE LESLIE PARDUE						
GRANTEE: CUBBAGE LESLIE PARD						

MAXINE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 DC
INC DATE		AG DATE	

BUILDING NOTES

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

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	000192	C	UNDEVELOP	0		RSF-	2641.00	125.00	1.85	AC		1.00	1.00	1.00	425,000.00	425,000.00	786,250							

REVIEW DATE 01/17/2024 BY KBA Total Acres: 1.85 Total Land Value: 786,250 Market: 0 Agricultural: 0 Common: 786,250 PRINTED 07/09/2026 BY SYS