PT LOTS 5 & 8
IN OR 2831/1518
SUAREZ GRANT SEC 12-2N-28E

HABERHILL RE LLC
1417 SADLER RD #358
FERNANDINA BEACH, FL 32034

2026

00-00-30-0760-0005-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

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	455,418
TOTAL MARKET VALUE	455,418
SOH/AGL Deduction	0
ASSESSED VALUE	455,418
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	455,418
TOTAL JUST VALUE	455,418
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	444,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2831/1518	11/26/2025	WD	Q	V	01	550,000
GRANTOR: STROUD SEAN IRRVC INV						
GRANTEE: HABERHILL RE LLC						
2580/1922	7/27/2022	WD	Q	V	01	490,000
GRANTOR: JMA PROPERTIES LLC						
GRANTEE: STROUD SEAN IRREVOC						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

SR A1A, FERNANDINA BEACH

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	001000	C	COMMERCIAL	0		PUD	0.00	0.00	44,431.00	SF		1.00	1.00	1.00	10.25	10.25	455,418							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 1.02 Total Land Value: 455,418 Market: 0 Agricultural: 0 Common: 455,418 PRINTED 07/09/2026 BY SYS