PT OF LOT 15 (S-6) &
PT OF ABND ALLEY
SUB OF SEC 30 PB 1/5

TJ COURSON LLC
PO BOX 15688
FERNANDINA BEACH, FL 32035

2026

00-00-30-0800-0015-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2004.00		

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: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,791
TOTAL LAND VALUE - MARKET	387,000
TOTAL MARKET VALUE	390,791
SOH/AGL Deduction	96,141
ASSESSED VALUE	294,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,650
TOTAL JUST VALUE	390,791
NCON VALUE	3,791
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
02062021	XFOB - FENCE	0	04/24/2021
20021197	SIGN	3,000	07/12/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2689/183	7/19/2020	QC	U	V	11	100
GRANTOR: PRESTAR LTD						
GRANTEE: TJ COURSON LLC						
1980/1043	5/14/2015	WD	Q	V	02	179,000
GRANTOR: MANNING MARK V (50% I						
GRANTEE: PRESTAR LTD						

T J COURSON RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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
1	0441	STK FNC 4'	0	0	0	0	648.00	LF	6.50	6.50	100	2026	2022		90	3,791	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 3,791

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		C-2	129.00	200.00	25,800.00	SF		1.00	1.00	1.00	15.00	15.00	387,000							

REVIEW DATE 06/01/2026 BY TD Total Acres: 0.59 Total Land Value: 387,000 Market: 0 Agricultural: 0 Common: 387,000 PRINTED 07/09/2026 BY SYS