PT LOT 21 & PT GOVT LOT 3 OF
SEC 31-3N-28E IN OR 2825/1740
SUB OF SEC 30 PBK 1/5

SMITH FAMILY TRUST/SMITH ROGER L TRUSTEE
1947 EBBTIDE COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0800-0021-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

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	12,000
TOTAL LAND VALUE - MARKET	270,000
TOTAL MARKET VALUE	282,000
SOH/AGL Deduction	120,300
ASSESSED VALUE	161,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,700
TOTAL JUST VALUE	282,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2825/1740	10/03/2025	WD	U	I	11	100
GRANTOR: SMITH ROGER LEE & JAN						
GRANTEE: SMITH FAMILY TRUST						
1193/0502	12/05/2003	WD	Q	I	01	100
GRANTOR: SMITH JAMES ELMER & S						
GRANTEE: SMITH ROGER LEE & J						

1835 CLINCH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1975	1975	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1975	1975	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000116	C	RES MARSH	0		RSF-2	90.00	400.00	90.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	270,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/09/2026 BY SYS