N50FT OF S200FT OF LOT 6 & N50FT
OF S150FT OF LOT 67
IN OR 2185/892

AIKEN JASON W & RACHELLE R
12229 THOROUGHBRED ROAD
OAK HILL, VA 20171

**2026**

**00-00-31-114A-0067-0070**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1052.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

2840 S FLETCHER AVE, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 1,785,000 |
| TOTAL MARKET VALUE | 1,785,000 |
| SOH/AGL Deduction | 45,532 |
| ASSESSED VALUE | 1,739,468 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,739,468 |
| TOTAL JUST VALUE | 1,785,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 2,258,705 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2026-0121 | CONSTRUCTION OF R | 200,000 | 02/25/2026 |
| 2025-1643 | BEACH AND DUNE WA | 95,000 | 01/05/2026 |
| 2025-1557 | NEW RESIDENTIAL H | 4,500,000 | 11/26/2025 |
| 20101106 | H/AC | 2,500 | 07/07/2010 |
| B0040830 | H/AC | 3,000 | 04/28/2004 |
| B0040487 | REPAIR/RRF | 19,000 | 03/15/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2185/0892 | 3/23/2018 | WD | Q | I | 01 | 1,750,000 |
| GRANTOR: EUNICE K PRICE LIVING | | | | | | |
| GRANTEE: AIKEN JASON W & RAC | | | | | | |
| 0932/0662 | 5/15/2000 | DG | Q | I | 06 | 100 |
| GRANTOR: PRICE EUNICE B | | | | | | |
| GRANTEE: HALEY NANCY & EUNIC | | | | | | |

## 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 | 000120 | C | RES OCEAN | 0 | | R-2 | 100.00 | 125.00 | 100.00 | FF | | 1.00 | 1.00 | 0.85 | 21,000.00 | 17,850.00 | 1,785,000 | | | | | | | |

REVIEW DATE 04/27/2026 BY MLU Total Acres: 0.00 Total Land Value: 1,785,000 Market: 0 Agricultural: 0 Common: 1,785,000 PRINTED 07/09/2026 BY SYS