BLK 5 LOT 8
OLD TOWN S/D UNR

PULLAN CHRISTOPHER JAMES & MARIE
2792 OCEAN OAKS DR S
FERNANDINA BEACH, FL 32034

2026

00-00-31-1580-0005-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1003.00		

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

803 WHITE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	233,000
TOTAL MARKET VALUE	233,000
SOH/AGL Deduction	0
ASSESSED VALUE	233,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,000
TOTAL JUST VALUE	233,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052468	DEMOLITION	1,000	08/17/2005
20052274	DEMOLITION	2,000	07/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2833/1031	12/05/2025	WD	Q	V	01	260,000
GRANTOR: HOLLIS JEFF F						
GRANTEE: PULLAN CHRISTOPHER						
2296/1973	8/09/2019	WD	Q	V	01	164,000
GRANTOR: MCCLUNG BARBARA						
GRANTEE: HOLLIS JEFF FREE &						

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	000100	C	RES	0	0010	OT-1	47.00	93.00	46.60	FF		1.00	1.00	1.00	5,000.00	5,000.00	233,000							

REVIEW DATE 03/06/2026 BY HS Total Acres: 0.00 Total Land Value: 233,000 Market: 0 Agricultural: 0 Common: 233,000 PRINTED 07/09/2026 BY SYS