BLOCK 1 LOT 22
CITY OF FDNA BEACH
IN OR 2716/59

CELI DEBRA JO
4425 LADY BEVERLEE CT N
BOYNTON BEACH, FL 33436

2026

00-00-31-1800-0001-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.0400		

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

25 N 2ND ST, FERNANDINA BEACH

BLD DATE	10/21/2021 KK	LGL DATE	
XF DATE		LAND DATE	05/29/2026 DC
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	212,500
TOTAL MARKET VALUE	212,500
SOH/AGL Deduction	14,500
ASSESSED VALUE	198,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,000
TOTAL JUST VALUE	212,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222507			03/12/2026
2022-2507	SFR HTD- 2289		03/17/2023
20211794	XFOB	40,000	12/22/2021
20210028	DEMOLITION	15,000	11/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2856/1345	3/24/2026	SW	Q	I	01	1,334,800
GRANTOR: ARTISAN HOMES II LLC						
GRANTEE: CELI DEBRA JO						
2611/1969	1/02/2023	QC	U	I	11	100
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: ARTISAN HOMES II LL						

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	0003	C-3	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	85.00	85.00	212,500							

REVIEW DATE 12/19/2025 BY HS Total Acres: 0.06 Total Land Value: 212,500 Market: 0 Agricultural: 0 Common: 212,500 PRINTED 07/09/2026 BY SYS