BLOCK 10 LOT 5 & N 9FT OF
LOT 4 IN OR 2484/486
CITY OF FDNA BEACH

JCJ TRUST LLC
P O BOX 2266
WAYCROSS, GA 31502

2026

00-00-31-1800-0010-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1002.0200		

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

14 N 2ND ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	435,625
TOTAL MARKET VALUE	435,625
SOH/AGL Deduction	97,141
ASSESSED VALUE	338,484
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	338,484
TOTAL JUST VALUE	435,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,842

CONCRETE PATIO + REAR PAVER PATIO (IS ASSED ON PRC
SEE ADJCNT PRCLS: 00-00-31-1800-0010-0020 + -0010-

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2484/0486	7/26/2021	WD	Q	I	05	1,500,000
GRANTOR: TUP REAL ESTATE HOLDI						
GRANTEE: JCJ TRUST LLC						
2237/0862	11/13/2018	SW	U	I	11	100
GRANTOR: P & T REAL ESTATE HOL						
GRANTEE: TUP REAL ESTATE HOL						

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	001001	C	V CM/XFOBT	0		C-3	0.00	0.00	5,125.00	SF		1.00	1.00	1.00	85.00	85.00	435,625							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 0.00 Total Land Value: 435,625 Market: 0 Agricultural: 0 Common: 435,625 PRINTED 07/09/2026 BY SYS