BLOCK 24 LOTS 11 & 12 EX S-1
OF LOT 12
IN OR 1049/1907

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE,SUITE 1
YULEE, FL 32097

2026

00-00-31-1800-0024-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8001	V GV W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

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: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		18,603
TOTAL LAND VALUE - MARKET		474,500
TOTAL MARKET VALUE		493,103
SOH/AGL Deduction		60,759
ASSESSED VALUE		432,344
TOTAL EXEMPTION VALUE	03	432,344
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		493,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20020807	DEMOLITION	8,000	05/10/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1049/1907	4/16/2002	WD	Q	V		180,000

GRANTOR: BRRCO INC
GRANTEE: BOARD OF COUNTY COM

S 5TH ST, FERNANDINA BEACH

BLD DATE	01/07/2022	KK	LGL DATE	05/06/2026 MLU
XF DATE			LAND DATE	
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	0803	ASPHALT C	0	0	0	0	4,853.00	SF	2.00	2.00	100	2009	2009	3	60	5,824	
2	0400	CONC CURB	0	0	0	0	278.00	LF	15.00	15.00	100	2009	2009	3	91	3,795	
3	0462	ST/AL FNC	0	0	0	0	1,230.00	SF	10.00	10.00	100	2009	2009	3	48	5,904	
4	0402	CONC BUMPE	0	0	0	0	11.00	UT	25.00	25.00	100	2009	2009	3	91	250	
5	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2009	2009	3	72	1,822	
6	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2009	2009	3	72	360	
7	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	2010	2010	3	74	648	

LAND DESCRIPTION

TOTAL OB/XF 18,603

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	002800	C	PARKNG LOT	0		C-3	73.00	100.00	7,300.00	SF		1.00	1.00	1.00	65.00	65.00	474,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 474,500 Market: 0 Agricultural: 0 Common: 474,500 PRINTED 07/09/2026 BY SYS