BLOCK 65 LOT E1/2 OF 1
CITY OF FDNA BEACH

WESTROCK CP LLC
1000 ABERNATHY RD NE, STE 125
ATLANTA, GA 30328

2026

00-00-31-1800-0065-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

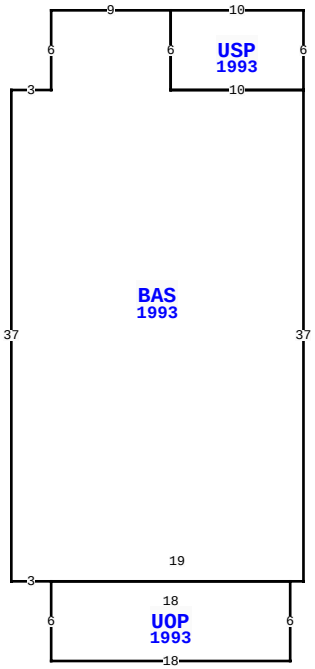
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100	1993	868	6
UOP	108	20	1993	22	0
USP	60	30	1993	18	0
TOTALS	1,036			908	6

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	908	61.2360	64.30	58,384	1949	1980	0	00	.01	42.50	0.01

1 SINGLE FAM 0% - 2026 Heated Area: 868 HX Base Yr



BLD DATE	01/14/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/06/2026 DC
INC DATE		AG DATE	

432 ESCAMBIA ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	6
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	87,000
TOTAL MARKET VALUE	87,006
SOH/AGL Deduction	0
ASSESSED VALUE	87,006
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,006
TOTAL JUST VALUE	87,006
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2819/1285	9/29/2025	WD	Q	I	01	90,000
GRANTOR: WEBSTER CASSIE						
GRANTEE: WESTROCK CP LLC						
2783/845	4/25/2025	FJ	U	I	11	0
GRANTOR: GREEN JIMMIE LEE JR E						
GRANTEE: WEBSTER CASSIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N6 W9 S6 W3 S37 E3 UOP=[YR=1993] S6 E18 N6W18$ E19 N37$ USP=[YR=1993] N6 W10 S6E10$.

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	004200	C	HEAVY MFG.	0		I-2	50.00	100.00	5,000.00	SF		1.00	1.00	1.45	12.00	17.40	87,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.11 Total Land Value: 87,000 Market: 0 Agricultural: 0 Common: 87,000 PRINTED 07/09/2026 BY SYS