BLOCK 217 LOTS 4 5
OR 136 PG 63
CERT OF MERGER 5/27/11

ROCKTENN CP LLC
FERNANDINA BEACH MILL, C/O SMURFIT WESTROCK ATTN:
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0217-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

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

N 11TH 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	435
TOTAL LAND VALUE - MARKET	59,250
TOTAL MARKET VALUE	59,685
SOH/AGL Deduction	49,413
ASSESSED VALUE	10,272
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,272
TOTAL JUST VALUE	59,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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	0430	CL FNC 6B	0	0	0	0	160.00	LF	9.70	9.70	100	1993	1993	3	28	435	

LAND DESCRIPTION

TOTAL OB/XF 435

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		R-2	0.00	0.00	1.58	AC		1.00	1.00	0.75	50,000.00	37,500.00	59,250							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 1.58 Total Land Value: 59,250 Market: 0 Agricultural: 0 Common: 59,250 PRINTED 07/09/2026 BY SYS