BLOCK 267 E 1/2 OF LOT 10
PT OR 2455/1778
R359601 & R359602

ISLAND PARK PROPERTIES LLC
PO BOX 489
YULEE, FL 32041

2026

00-00-31-1800-0267-0101

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Quality	03	Quality Level 03

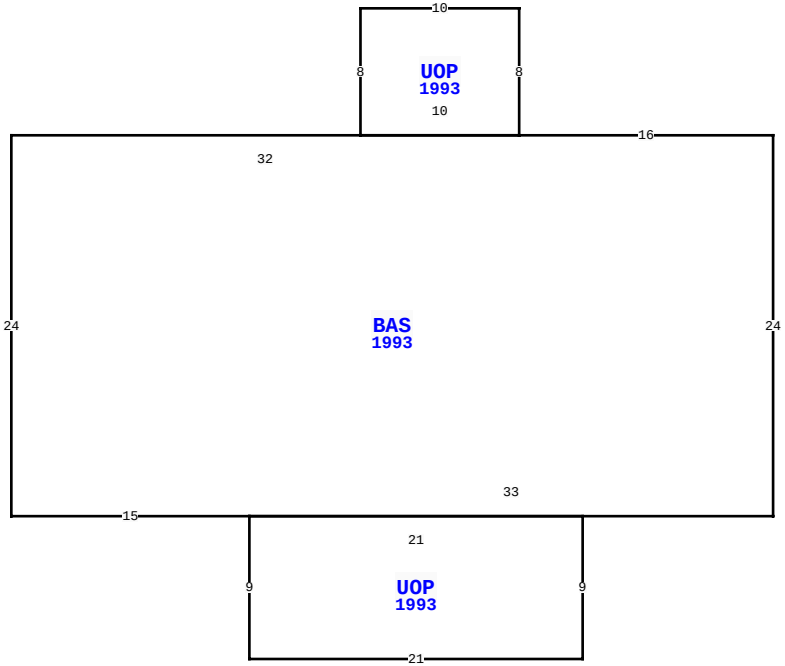
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	10
UOP	80	25	1993	20	0
UOP	189	25	1993	47	0
TOTALS	1,421			1,219	10

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	1,219	98.2000	83.47	101,750	1973	1980	0	00	.01	70.00	0.01

1 M/H 93- 0% - 0 Heated Area: 1152 HX Base Yr



1416 NECTARINE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	10
TOTAL MARKET OB/XF VALUE	5
TOTAL LAND VALUE - MARKET	296,700
TOTAL MARKET VALUE	296,715
SOH/AGL Deduction	182,209
ASSESSED VALUE	114,506
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,506
TOTAL JUST VALUE	296,715
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2455/1778	4/23/2021	SW	Q	I	05	691,000
GRANTOR: PAPPY'S LLP						
GRANTEE: ISLAND PARK PROPERT						
0972/1666	2/28/2001	PR	U	I	09	400,000
GRANTOR: LEE LINTON ESTATE						
GRANTEE: PAPPY'S LLP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 UOP=[YR=1993] N8 W10 S8 E10$ W32 S24 E15
UOP=[YR=1993] S9 E21N9 W21$ E33 N24$.

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	0351	CARPORT MT	0	0	20	20	400.00	SF	6.30	6.30	100	1980	1980	3	20	1	
2	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1980	1980	3	20	1	
3	0940	SHEDS/PORT	0	0	7	10	70.00	SF	30.00	30.00	100	1980	1980	3	20	1	
4	0350	CARPORT WD	0	0	7	10	70.00	SF	8.58	8.58	100	1998	1998	3	20	1	
5	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2005	2005	3	21	1	

LAND DESCRIPTION

TOTAL OB/XF 5

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	0006	C-1	115.00	172.00	19,780.00	SF		1.00	1.00	1.00	15.00	15.00	296,700							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 296,700 Market: 0 Agricultural: 0 Common: 296,700 PRINTED 07/09/2026 BY SYS