BLOCK 267 W 1/2 OF LOT 10
EX W 30 FT
PT OR 2455/1778

ISLAND PARK PROPERTIES LLC
PO BOX 489
YULEE, FL 32041

2026

00-00-31-1800-0267-0102

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

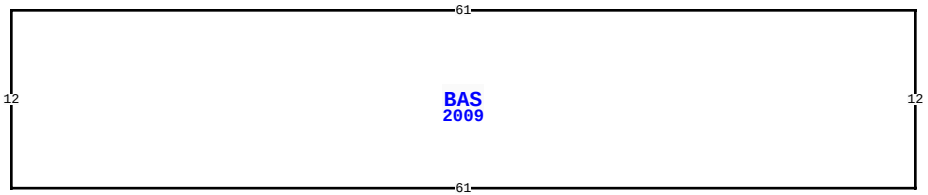
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	732	100	2009	732	5
TOTALS	732			732	5

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	732	84.8000	72.08	52,763	1971	1971	0	00	.01	70.00	0.01

1 M/H 93- 0% - 0 Heated Area: 732 HX Base Yr



BLD DATE	04/07/2015 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/16/2025 DC
AG DATE	

1410 NECTARINE ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	5
TOTAL MARKET OB/XF VALUE	2
TOTAL LAND VALUE - MARKET	219,300
TOTAL MARKET VALUE	219,307
SOH/AGL Deduction	138,163
ASSESSED VALUE	81,144
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,144
TOTAL JUST VALUE	219,307
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,647

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=2009] W61S12E61N12$.

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	0940	SHEDS/PORT	0	0	11	8	88.00	SF	30.00	30.00	100	1980	1980	3	20	1	
4	1242	WD DECK A	0	0	7	4	28.00	SF	10.00	10.00	100	2010	2010	3	35	1	

LAND DESCRIPTION

TOTAL OB/XF 2

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	85.00	172.00	14,620.00	SF		1.00	1.00	1.00	15.00	15.00	219,300							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.34 Total Land Value: 219,300 Market: 0 Agricultural: 0 Common: 219,300 PRINTED 07/09/2026 BY SYS