IN OR 501 PG 1116
PARCEL 3 & 4 EX 3-5 THRU 3-7
ESMT OR 399/602 &

CLARK CHRISTINE C
PO BOX 17054
FERNANDINA BEACH, FL 32035

2026

01-2N-26-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	4001.00		

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

SEMPERFI DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,988,510
TOTAL MARKET VALUE	1,988,510
SOH/AGL Deduction	1,632,674
ASSESSED VALUE	355,836
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	355,836
TOTAL JUST VALUE	1,988,510
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,670,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2054/0567	6/06/2016	QC	U	V	11	100
GRANTOR: THE BOSWELL COMPANY						
GRANTEE: CLARK CHRISTINE C						
0501/1116	10/01/1986	WD	U	V		175,000
GRANTOR:						
GRANTEE:						

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

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	001000	C	COMMERCIAL	0		CHT	0.00	0.00	397,702.00	SF		1.00	1.00	0.50	10.00	5.00	1,988,510							

REVIEW DATE 02/26/2025 BY TWA Total Acres: 9.13 Total Land Value: 1,988,510 Market: 0 Agricultural: 0 Common: 1,988,510 PRINTED 07/09/2026 BY SYS