PT GOVT LOT 2 OF SEC 1-2N-27E
IN OR 2705/1251
IN OR 1908/337 BEING

BWS COMMERICIAL HOLDINGS LLC
3 MARSH HAWK RD
FERNANDINA BEACH, FL 32034

2026

01-2N-27-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

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

95950 LOFTON SQUARE CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	1,163,100
TOTAL MARKET VALUE	1,163,100
SOH/AGL Deduction	0
ASSESSED VALUE	1,163,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,163,100
TOTAL JUST VALUE	1,163,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,085,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24664	ELEC OTHER	0	02/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2705/1251	4/12/2024	WD	Q	V	01	1,350,000
GRANTOR: BERKMAN BETTY L TRUST						
GRANTEE: BWS COMMERICIAL HOL						
2666/924	8/22/2023	WD	U	V	11	100
GRANTOR: BERKMAN BETTY L						
GRANTEE: BERKMAN BETTY L TRU						

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	0003	PUD	0.00	0.00	77,540.00	SF		1.00	1.00	1.00	15.00	15.00	1,163,100							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 1.78 Total Land Value: 1,163,100 Market: 0 Agricultural: 0 Common: 1,163,100 PRINTED 07/09/2026 BY SYS