LOT 1336
IN OR 1600/1086
ESMT OR 1331/653

WILLIAMS ADAM
309 N 17TH STREET
FERNANDINA BEACH, FL 32034

2026

02-1N-24-2180-1336-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	11/22/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	190,000
TOTAL MARKET VALUE	3,650
SOH/AGL Deduction	0
ASSESSED VALUE	3,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,650
TOTAL JUST VALUE	190,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1600/1086	1/09/2009	WD	Q	V	01	17,500
GRANTOR: MELANSON MICHAEL						
GRANTEE: WILLIAMS ADAM						
1393/0036	3/02/2006	WD	Q	V		35,000
GRANTOR: CARTER MARILYN						
GRANTEE: MELANSON MICHAEL						

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	530.00	530.00	2,650							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	200.00	200.00	1,000							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 10.00 Total Land Value: 3,650 Market: 190,000 Agricultural: 3,650 Common: 0 PRINTED 07/09/2026 BY SYS