

LOT 1
(EX CNSVTN ESMT'S PT
OR 1628/89 & PT OR 1791/376 &

MATTSON JAN W & SUSAN WINGERT
855 VILLAGE CENTER DRIVE #227
NORTH OAKS, MN 55217

2026

03-6N-29-0SPC-0001-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 5																							
																		VALUATION BY STANDARD																							
																		Tax Group: 5												Tax Dist:											
																		BUILDING MARKET VALUE												0											
																		TOTAL MARKET OB/XF VALUE												127,638											
																		TOTAL LAND VALUE - MARKET												2,630,000											
																		TOTAL MARKET VALUE												2,757,638											
																		SOH/AGL Deduction												0											
																		ASSESSED VALUE												2,757,638											
																		TOTAL EXEMPTION VALUE												0											
																		BASE TAXABLE VALUE												2,757,638											
																		TOTAL JUST VALUE 2,757,638																							
																		NCON VALUE 0																							
																		INCOME VALUE																							
																		PREVIOUS YEAR MKT VALUE 2,736,470																							
DOR CODE 0001						VAC W/XFOB																																			
MAP NUM						MKT AREA						10																													
NEIGHBORHOOD/LOC						10007.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
TOTALS																																									
EXTRA FEATURES						3 SOUND POINT CT, FERNANDINA BEACH																																			
L N	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	0300	BOAT DCK W	0	0	0	0	5,302.00	SF	40.00	40.00	100	2012	2012	3	60	127,248																									
2	0303	FLT DOCK W	0	0	0	0	25.00	SF	26.00	26.00	100	2012	2012	3	60	390																									
TOTAL OB/XF 127,638																																									
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	2.00	565,000.00	1,130,000.00	1,130,000																								
2	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	2.00	750,000.00	1,500,000.00	1,500,000																								
REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 2,630,000 Market: 0 Agricultural: 0 Common: 2,630,000 PRINTED 07/09/2026 BY SYS																																									