LOT 83
NASSAU STATION OR 2425/1321

GATOR WOODS LLC
92440 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

08-2N-27-0215-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

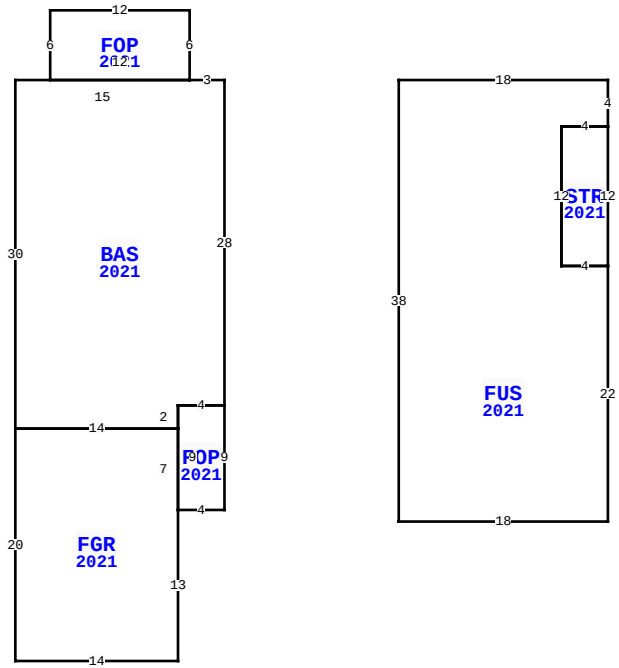
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4093.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	532	100	2021	532	60,875
FGR	280	55	2021	154	17,622
FOP	36	30	2021	11	1,259
FOP	72	30	2021	22	2,518
FUS	636	100	2021	636	72,776
STR	48	10	2021	5	572
TOTALS	1,604			1,360	155,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,360	110.6352	116.17	157,991	2021	2021	0	0	0	1.50	98.50

1 TOWNHOUSE 0% - 2026 Heated Area: 1168 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2026 MLU
INC DATE		AG DATE	

75490 HARVESTER ST, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	155,621
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	195,621
SOH/AGL Deduction	0
ASSESSED VALUE	195,621
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,621
TOTAL JUST VALUE	195,621
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2100000	NEW CONSTR	158,000	03/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2816/1834	9/09/2025	WD	Q	I	01	255,000
GRANTOR: MONTGOMERY SARAH AMBE						
GRANTEE: GATOR WOODS LLC						
2524/0068	12/21/2021	SW	Q	I	01	232,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GUETTLER SARAH A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W3 FOP=[YR=2021] N6 W12 S6 E12$ W15 S30
FGR=[YR=2021] S20 E14 N13 FOP2021 =E4 N9 W4 S9$ N7 W14$ E14
N2 E4 N28$ PTR=E15 FUS=[YR=2021] E18 S4 STR=[YR=2021] S12 W4
N12 E 4$ W4 S12 E4 S22 W18 N38 $W15$.

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	000310	C	TOWNHOUSE	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS