PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2026

10-3N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	01	TYP WD 100
Story Height		30 100
RMS		1 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 8700 STATE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	257	100	1993	257	15,951
BAS	9,999	100	1993	9,999	620,588
BAS	9,999	100	1993	9,999	620,588
BAS	9,999	100	1993	9,999	620,588
BAS	9,999	100	1993	9,999	620,588
BAS	9,999	100	1993	9,999	620,588
BAS	9,999	100	1993	9,999	620,588
BAS	9,999	100	1993	9,999	620,588
BAS	9,999	100	1993	9,999	620,588
CAN	3,750	30	1993	1,125	69,823
TOTALS	74,000			71,375	4,429,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	71,375	68.1100	124.13	8,859,779	1900	1900	0	0	0	50.00	50.00

1 GOVT BLDG 0% - 0 Heated Area: 70250 HX Base Yr

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		6,285,871
TOTAL MARKET OB/XF VALUE		14,008
TOTAL LAND VALUE - MARKET		42,507,500
TOTAL MARKET VALUE		48,807,379
SOH/AGL Deduction		36,180,400
ASSESSED VALUE		12,626,979
TOTAL EXEMPTION VALUE	07	12,626,979
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		48,807,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		13,745,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDC-2023-0	Stabilize Beach B	112,000	12/22/2023
20220035	DEMOLITION	0	09/19/2022
20190037	REPAIR/RRF	25,000	10/22/2019
20190014	DEMOLITION	21,615	05/17/2019
20051326	REPAIR/RRF	10,000	02/28/2005
B9697	REPAIR/RRF	5,200	03/22/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	Q	V	03	100

GRANTOR: FLORIDA BOARD OF PARK
GRANTEE: STATE OF FLORIDA TI

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

2601 ATLANTIC AVE, FERNANDINA BEACH

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
1	0812	CONCRETE C	0	0	0	0	5,160.00	SF	4.00	4.00	100	1980	1980	3	29	5,986	
2	0940	SHEDS/PORT	0	0	0	0	100.00	SF	30.00	30.00	100	1980	1980	3	20	600	
3	0940	SHEDS/PORT	0	0	0	0	256.00	SF	30.00	30.00	100	1980	1980	3	20	1,536	
4	0911	SCRN RM A	0	0	0	0	10.00	SF	18.00	18.00	100	1980	1980	3	20	36	
5	0940	SHEDS/PORT	0	0	0	0	35.00	SF	30.00	30.00	100	1980	1980	3	20	210	
6	0940	SHEDS/PORT	0	0	0	0	100.00	SF	30.00	30.00	100	1980	1980	3	20	600	
7	0940	SHEDS/PORT	0	0	0	0	352.00	SF	30.00	30.00	100	1980	1980	3	20	2,112	
8	0940	SHEDS/PORT	0	0	0	0	49.00	SF	30.00	30.00	100	1980	1980	3	20	294	
9	0350	CARPORT WD	0	0	0	0	900.00	SF	13.00	13.00	100	1980	1980	3	20	2,340	
10	0940	SHEDS/PORT	0	0	0	0	49.00	SF	30.00	30.00	100	1980	1980	3	20	294	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] 9999$ BAS=[YR=1993] 9999$ BAS=[YR=1993] 9999$
BAS=[YR=1993] 9999$ BAS=[YR=1993] 9999$ BAS=[YR=1993] 9999$
BAS=[YR=1993] 9999$ BAS=[YR=1993] 257$ CAN=[YR=1993] 3750$.

LAND DESCRIPTION

TOTAL OB/XF 14,008

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	008700	C	STATE	0		REC	0.00	0.00	347.00	AC		1.00	1.00	0.70	175,000.00	122,500.00	42,507,500							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 347.00 Total Land Value: 42,507,500 Market: 0 Agricultural: 0 Common: 42,507,500 PRINTED 07/09/2026 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2026

10-3N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		3 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

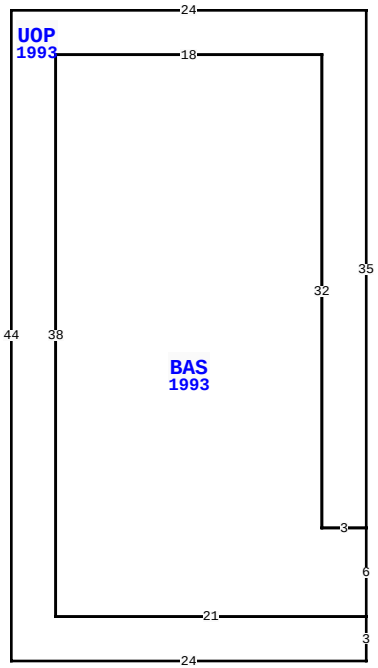
DOR CODE 8700 STATE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	702	100	1993	702	51,264
UOP	354	20	1993	71	5,185
TOTALS	1,056			773	56,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	773	80.1360	146.05	112,897	1965	1965	0	0	0	50.00	50.00

2 GOVT BLDG 0% - 0 Heated Area: 702 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		6,285,871
TOTAL MARKET OB/XF VALUE		14,008
TOTAL LAND VALUE - MARKET		42,507,500
TOTAL MARKET VALUE		48,807,379
SOH/AGL Deduction		36,180,400
ASSESSED VALUE		12,626,979
TOTAL EXEMPTION VALUE	07	12,626,979
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		48,807,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		13,745,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	Q	V	03	100

GRANTOR: FLORIDA BOARD OF PARK
GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S38 E21 N6 UOP=[YR=1993] N35 W24 S44 E24 N3 W21 N38 E18 S32 E3 $ W3 N32$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/01/2024 BY KBA Total Acres: 347.00 Total Land Value: 42,507,500 Market: 0 Agricultural: 0 Common: 42,507,500 PRINTED 07/09/2026 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2026

10-3N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	03	Quality Level 03

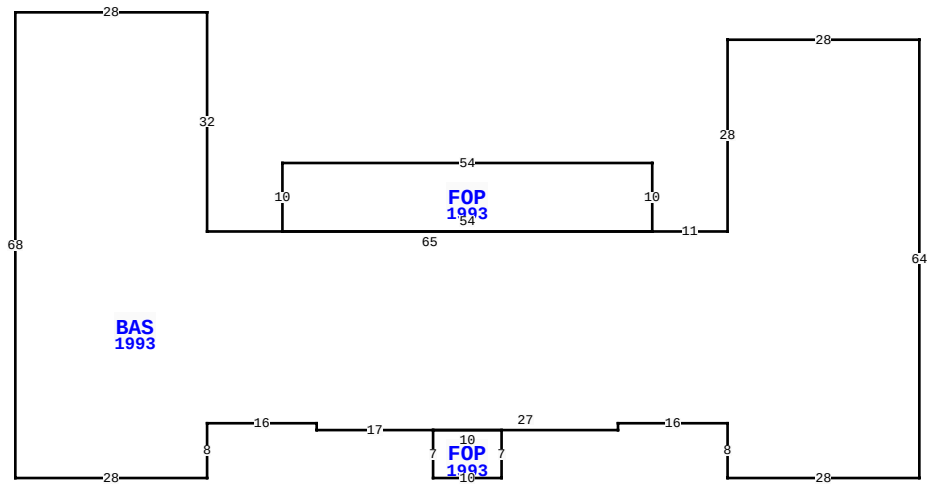
DOR CODE 8700 STATE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,868	100	1993	5,868	183,079
FOP	70	30	1993	21	655
FOP	540	30	1993	162	5,054
TOTALS	6,478			6,051	188,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	03	6,051	96.9000	54.26	328,327	1960	1960	0	0	0	42.50	57.50

3 ACCESORY U 0% - 0 Heated Area: 5868 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		6,285,871
TOTAL MARKET OB/XF VALUE		14,008
TOTAL LAND VALUE - MARKET		42,507,500
TOTAL MARKET VALUE		48,807,379
SOH/AGL Deduction		36,180,400
ASSESSED VALUE		12,626,979
TOTAL EXEMPTION VALUE	07	12,626,979
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		48,807,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		13,745,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	Q	V	03	100

GRANTOR: FLORIDA BOARD OF PARK
GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S28 W11 FOP=[YR=1993] N10 W54 S10E54$ W65 N32 W28 S68 E28 N8 E16 S1 E17 FOP=[YR=1993] S7 E10 N7W10$ E27 N1 E16 S8 E28 N64$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/01/2024 BY KBA Total Acres: 347.00 Total Land Value: 42,507,500 Market: 0 Agricultural: 0 Common: 42,507,500 PRINTED 07/09/2026 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2026

10-3N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		8 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		1 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

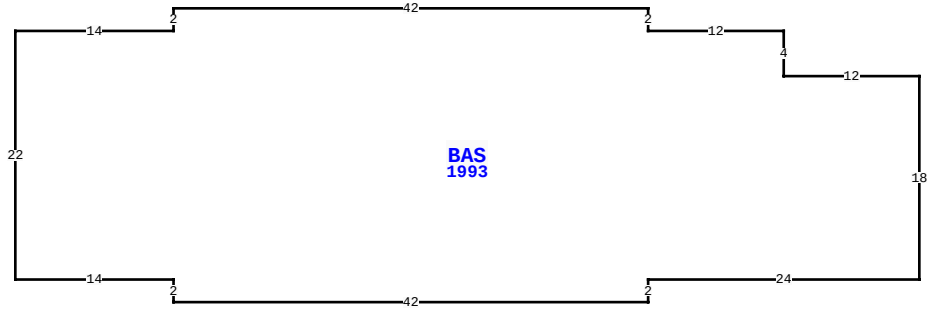
DOR CODE 8700 STATE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,880	100	1993	1,880	148,727
TOTALS	1,880			1,880	148,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	1,880	86.8140	158.22	297,454	1965	1965	0	0	0	50.00	50.00

4 GOVT BLDG 0% - 0 Heated Area: 1880 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	05/07/2026 DC
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		6,285,871
TOTAL MARKET OB/XF VALUE		14,008
TOTAL LAND VALUE - MARKET		42,507,500
TOTAL MARKET VALUE		48,807,379
SOH/AGL Deduction		36,180,400
ASSESSED VALUE		12,626,979
TOTAL EXEMPTION VALUE	07	12,626,979
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		48,807,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		13,745,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	Q	V	03	100

GRANTOR: FLORIDA BOARD OF PARK
GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N4 W12 N2 W42 S2 W14 S22 E14 S2 E42 N2 E24 N18$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/01/2024 BY KBA Total Acres: 347.00 Total Land Value: 42,507,500 Market: 0 Agricultural: 0 Common: 42,507,500 PRINTED 07/09/2026 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2026

10-3N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

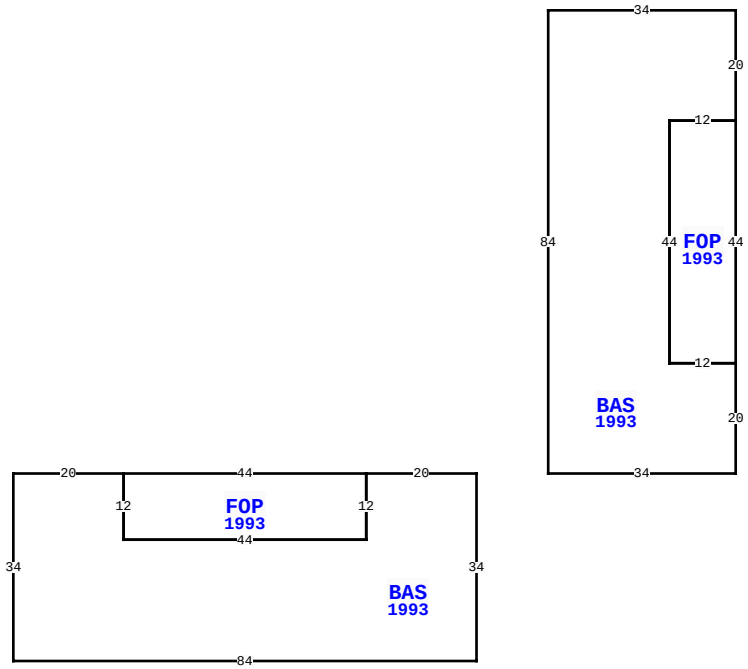
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	0	0 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8700	STATE
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,328	100	1993	2,328	253,426
BAS	2,328	100	1993	2,328	253,426
FOP	528	50	1993	264	28,739
FOP	528	50	1993	264	28,739
TOTALS	5,712			5,184	564,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	06	5,184	119.4624	217.72	1,128,660	1900	1900	0	0	0	50.00	50.00

5 GOVT BLDG 0% - 0 Heated Area: 4656 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		6,285,871
TOTAL MARKET OB/XF VALUE		14,008
TOTAL LAND VALUE - MARKET		42,507,500
TOTAL MARKET VALUE		48,807,379
SOH/AGL Deduction		36,180,400
ASSESSED VALUE		12,626,979
TOTAL EXEMPTION VALUE	07	12,626,979
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		48,807,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		13,745,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	Q	V	03	100

GRANTOR: FLORIDA BOARD OF PARK

GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W20 S12 W44 N12 W20 S34 E84 N34 $
BAS=[YR=1993;ORIG=47,0] N20 W12 N44 E12 N20 W34 S84 E34 $
FOP=[YR=1993;ORIG=-20,0] W44 S12 E44 N12 $
FOP=[YR=1993;ORIG=47,-20] N44 W12 S44 E12 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/01/2024 BY KBA Total Acres: 347.00 Total Land Value: 42,507,500 Market: 0 Agricultural: 0 Common: 42,507,500 PRINTED 07/09/2026 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2026

10-3N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	01	TYP WD 100
Common Wall		30 100
Story Height		12 100
RMS		2 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

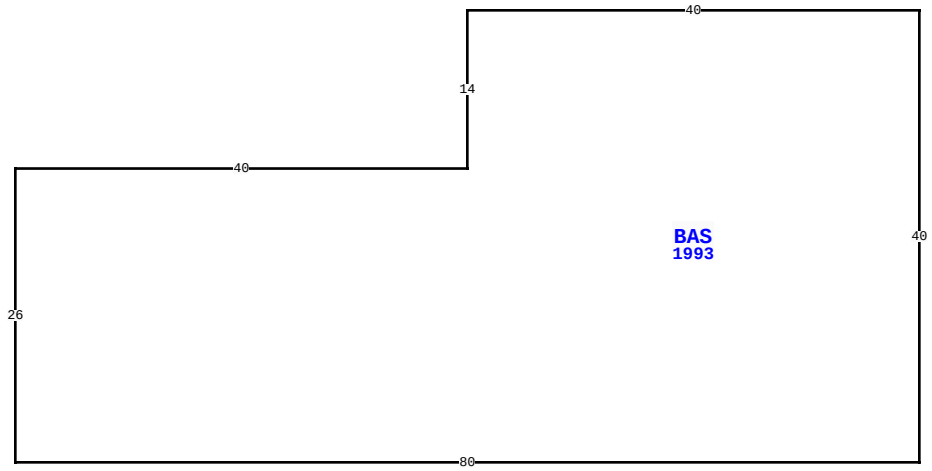
DOR CODE 8700 STATE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,640	100	1993	2,640	180,141
TOTALS	2,640			2,640	180,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	2,640	74.8800	136.47	360,281	1900	1900	0	0	0	50.00	50.00

6 GOVT BLDG 0% - 0 Heated Area: 2640 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		6,285,871
TOTAL MARKET OB/XF VALUE		14,008
TOTAL LAND VALUE - MARKET		42,507,500
TOTAL MARKET VALUE		48,807,379
SOH/AGL Deduction		36,180,400
ASSESSED VALUE		12,626,979
TOTAL EXEMPTION VALUE	07	12,626,979
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		48,807,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		13,745,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	Q	V	03	100

GRANTOR: FLORIDA BOARD OF PARK
GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S14 W40 S26 E80 N40$.

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 347.00 Total Land Value: 42,507,500 Market: 0 Agricultural: 0 Common: 42,507,500 PRINTED 07/09/2026 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2026

10-3N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

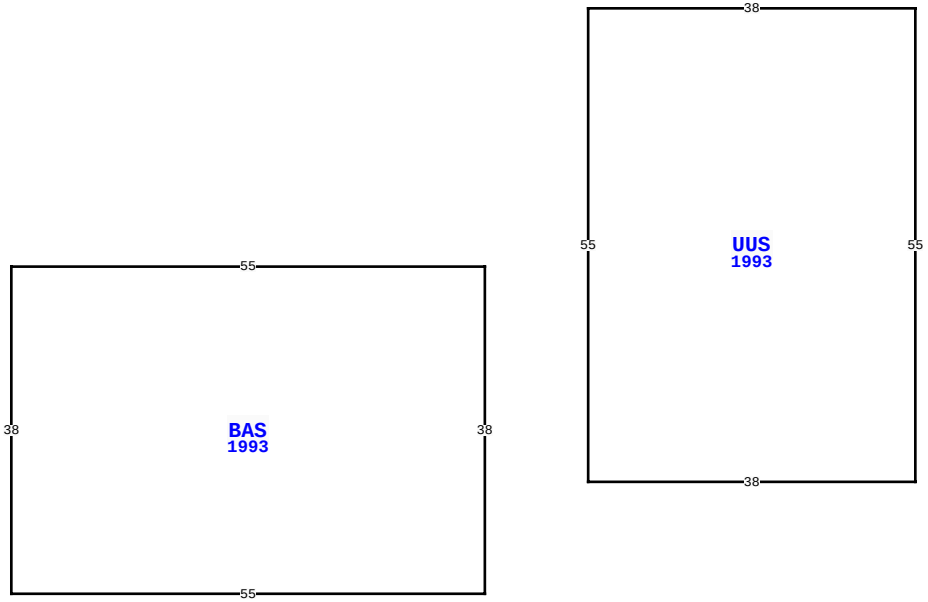
DOR CODE 8700 STATE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,090	100	1993	2,090	101,114
UUS	2,090	50	1993	1,045	50,557
TOTALS	4,180			3,135	151,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,135	92.1500	96.76	303,343	1900	1925	0	0	0	50.00	50.00

7 SINGLE FAM 0% - 0 Heated Area: 2090 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

2601 ATLANTIC AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		6,285,871
TOTAL MARKET OB/XF VALUE		14,008
TOTAL LAND VALUE - MARKET		42,507,500
TOTAL MARKET VALUE		48,807,379
SOH/AGL Deduction		36,180,400
ASSESSED VALUE		12,626,979
TOTAL EXEMPTION VALUE	07	12,626,979
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		48,807,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		13,745,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	Q	V	03	100

GRANTOR: FLORIDA BOARD OF PARK
GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W55 S38 E55 N38 $
UUS=[YR=1993;ORIG=12,-30] S55 E38 N55 W38 $
.

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 347.00 Total Land Value: 42,507,500 Market: 0 Agricultural: 0 Common: 42,507,500 PRINTED 07/09/2026 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2026

10-3N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	01	TYP WD 100
Story Height		12 100
RMS		3 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

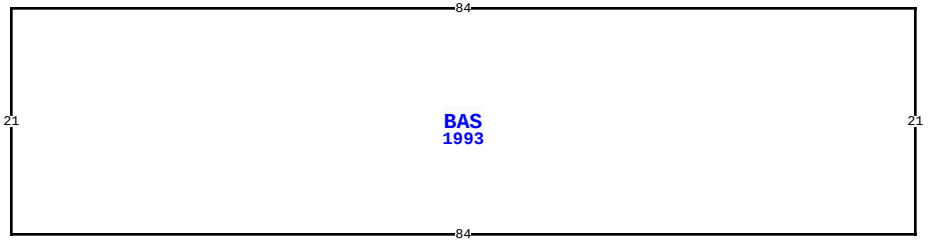
DOR CODE	8700	STATE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100	1993	1,764	144,833
TOTALS	1,764			1,764	144,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	1,764	90.1000	164.21	289,666	1900	1900	0	0	0	50.00	50.00

8 GOVT BLDG 0% - 0 Heated Area: 1764 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		6,285,871
TOTAL MARKET OB/XF VALUE		14,008
TOTAL LAND VALUE - MARKET		42,507,500
TOTAL MARKET VALUE		48,807,379
SOH/AGL Deduction		36,180,400
ASSESSED VALUE		12,626,979
TOTAL EXEMPTION VALUE	07	12,626,979
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		48,807,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		13,745,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	Q	V	03	100

GRANTOR: FLORIDA BOARD OF PARK

GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W84 S21 E84 N21$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/01/2024 BY KBA Total Acres: 347.00 Total Land Value: 42,507,500 Market: 0 Agricultural: 0 Common: 42,507,500 PRINTED 07/09/2026 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2026

10-3N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		3 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 8700 STATE

MAP NUM | MKT AREA 01

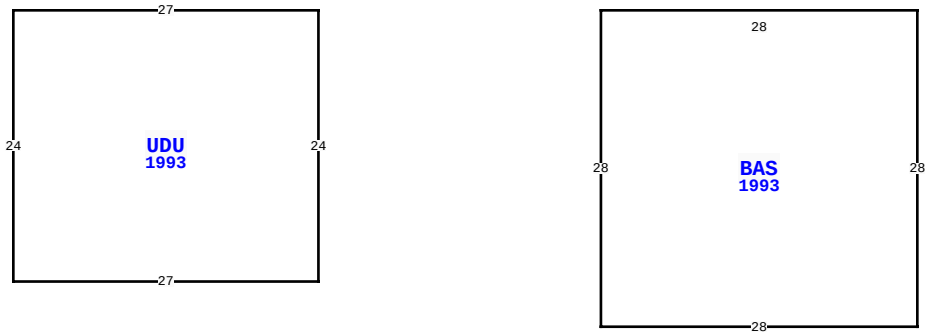
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	40,033
UDU	648	30	1993	194	9,906
TOTALS	1,432			978	49,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	978	80.1360	94.56	92,480	1971	1971	0	0	0	46.00	54.00

9 EDU RELGUS 0% - 0 Heated Area: 784 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	05/07/2026 DC
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		6,285,871
TOTAL MARKET OB/XF VALUE		14,008
TOTAL LAND VALUE - MARKET		42,507,500
TOTAL MARKET VALUE		48,807,379
SOH/AGL Deduction		36,180,400
ASSESSED VALUE		12,626,979
TOTAL EXEMPTION VALUE	07	12,626,979
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		48,807,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		13,745,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	Q	V	03	100

GRANTOR: FLORIDA BOARD OF PARK

GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S28 E28 N28$ PTR= W53 UDU=[YR=1993] W27 S24 E27N24$E53 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/01/2024 BY KBA Total Acres: 347.00 Total Land Value: 42,507,500 Market: 0 Agricultural: 0 Common: 42,507,500 PRINTED 07/09/2026 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2026

10-3N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	15	HARDTILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	02	Quality Level 02

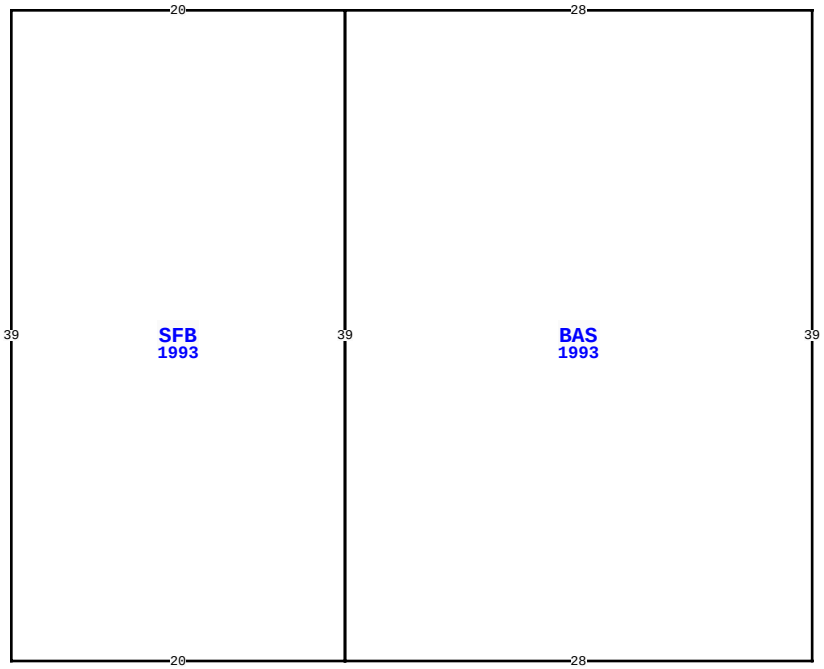
DOR CODE 8700 STATE
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1993	1,092	26,334
SFB	780	80	1993	624	15,048
TOTALS	1,872			1,716	41,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	03	1,716	86.1300	48.23	82,763	1900	1900	0	0	0	50.00	50.00

10 ACCESORY U 0% - 0 Heated Area: 1716 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

2601 ATLANTIC AVE, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		6,285,871
TOTAL MARKET OB/XF VALUE		14,008
TOTAL LAND VALUE - MARKET		42,507,500
TOTAL MARKET VALUE		48,807,379
SOH/AGL Deduction		36,180,400
ASSESSED VALUE		12,626,979
TOTAL EXEMPTION VALUE	07	12,626,979
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		48,807,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		13,745,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	Q	V	03	100

GRANTOR: FLORIDA BOARD OF PARK
GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 SFB=[YR=1993] W20 S39 E20 N39$ S39 E28 N39$
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/01/2024 BY KBA Total Acres: 347.00 Total Land Value: 42,507,500 Market: 0 Agricultural: 0 Common: 42,507,500 PRINTED 07/09/2026 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2026

10-3N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

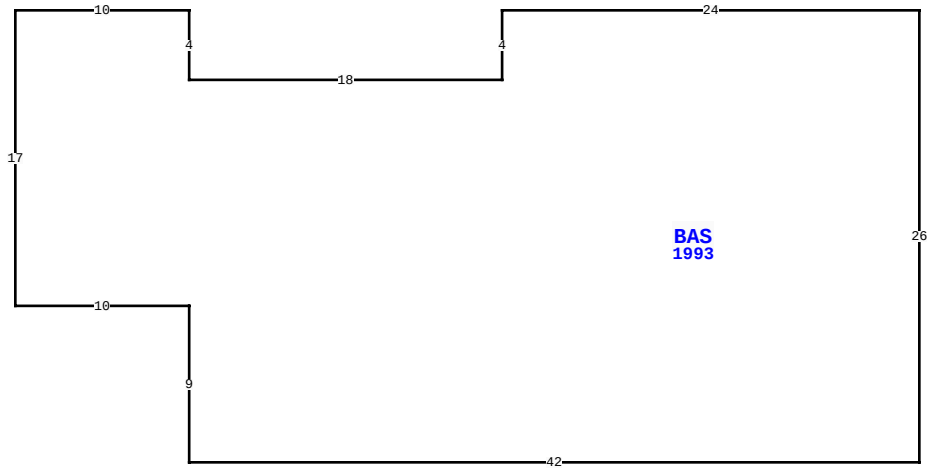
DOR CODE 8700 STATE
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,190	100	1993	1,190	62,739
TOTALS	1,190			1,190	62,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,190	76.9500	80.80	96,152	1960	1960	0	0	0	34.75	65.25

11 SINGLE FAM 0% - 0 Heated Area: 1190 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 11 of 14 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		6,285,871
TOTAL MARKET OB/XF VALUE		14,008
TOTAL LAND VALUE - MARKET		42,507,500
TOTAL MARKET VALUE		48,807,379
SOH/AGL Deduction		36,180,400
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TOTAL EXEMPTION VALUE	07	12,626,979
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		48,807,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		13,745,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	Q	V	03	100

GRANTOR: FLORIDA BOARD OF PARK
GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S4 W18 N4 W10 S17 E10 S9 E42 N26$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/01/2024 BY KBA Total Acres: 347.00 Total Land Value: 42,507,500 Market: 0 Agricultural: 0 Common: 42,507,500 PRINTED 07/09/2026 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2026

10-3N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

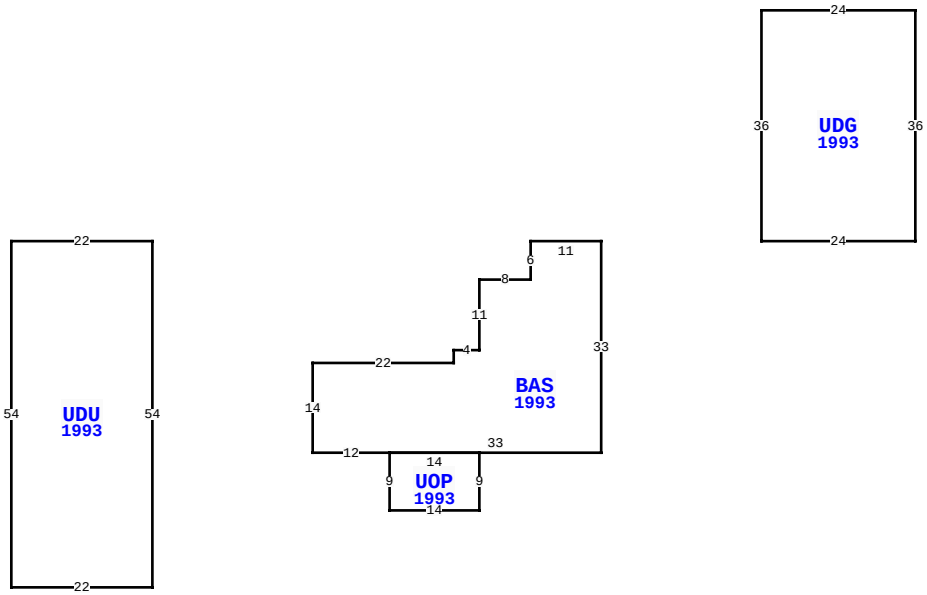
DOR CODE 8700 STATE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	951	100	1993	951	66,384
UDG	864	55	1993	475	33,157
UDU	1,188	55	1993	653	45,582
UOP	126	20	1993	25	1,745
TOTALS	3,129			2,104	146,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,104	85.5000	89.78	188,897	1959	1965	0	0	0	22.25	77.75

12 SINGLE FAM 0% - 0 Heated Area: 951 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		6,285,871
TOTAL MARKET OB/XF VALUE		14,008
TOTAL LAND VALUE - MARKET		42,507,500
TOTAL MARKET VALUE		48,807,379
SOH/AGL Deduction		36,180,400
ASSESSED VALUE		12,626,979
TOTAL EXEMPTION VALUE	07	12,626,979
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		48,807,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		13,745,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	Q	V	03	100

GRANTOR: FLORIDA BOARD OF PARK
GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 S6 W8 S11 W4 S2 W22 S14 E12 UOP=[YR=1993] S9 E14 N9 W14$ E33 N33$ PTR=W70 UDU=[YR=1993] W22 S54 E22N54$E70$ PTR=E25 UDG=[YR=1993] E24 N36 W24S36$W25$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/01/2024 BY KBA Total Acres: 347.00 Total Land Value: 42,507,500 Market: 0 Agricultural: 0 Common: 42,507,500 PRINTED 07/09/2026 BY SYS

PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 84/293 &
SUBMERGED ESMT IN OR 899/1648

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2026

10-3N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		17 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		2 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

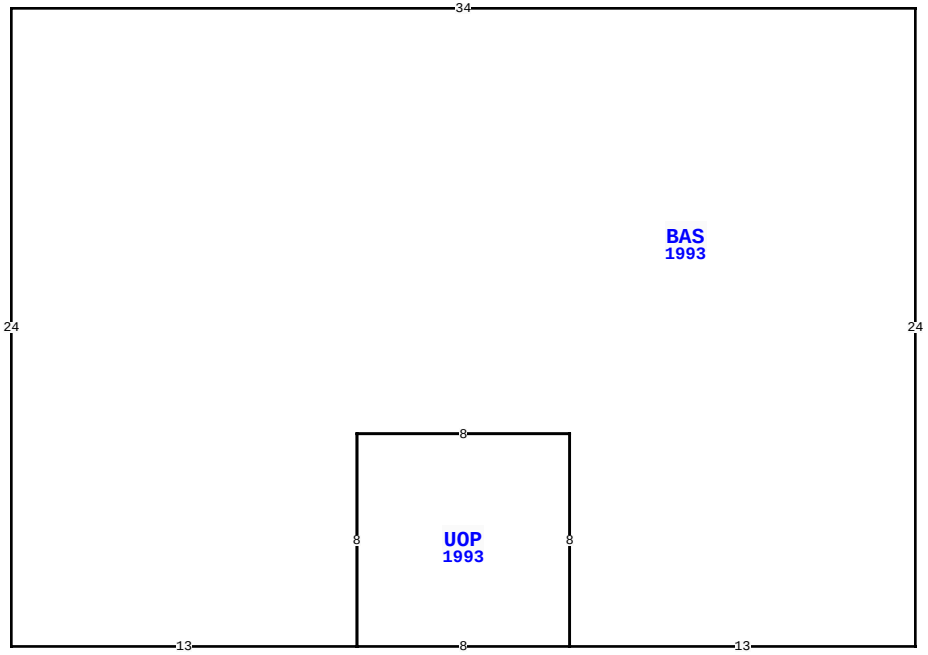
DOR CODE 8700 STATE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	752	100	1993	752	49,685
UOP	64	20	1993	13	859
TOTALS	816			765	50,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	765	72.5040	132.14	101,087	1960	1960	0	0	0	50.00	50.00

13 GOVT BLDG 0% - 0 Heated Area: 752 HX Base Yr



2601 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	Q	V	03	100

GRANTOR: FLORIDA BOARD OF PARK
GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S24 E13 UOP=[YR=1993] E8 N8 W8S8$ N8 E8 S8 E13 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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RMS		2 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

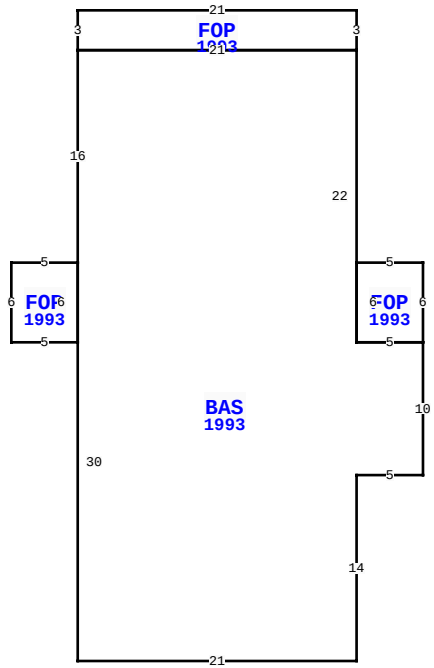
DOR CODE 8700 STATE
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,016	100	1993	1,016	67,127
FOP	30	30	1993	9	595
FOP	30	30	1993	9	595
FOP	63	30	1993	19	1,256
TOTALS	1,139			1,053	69,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	1,053	72.5040	132.14	139,143	1960	1960	0	0	0	50.00	50.00

14 GOVT BLDG 0% - 0 Heated Area: 1016 HX Base Yr



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GRANTEE: STATE OF FLORIDA TI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 S16 FOP=[YR=1993] W5 S6 E5N6$ S30 E21 N14 E5 N10 FOP=[YR=1993] N6 W5 S6E5$ W5 N22$ FOP=[YR=1993] N3 W21 S3E21$.

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

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