PT JOHN MCQUEEN GRANT
SEC 10-3N-28E IN OR 676/299 &
US QUARANTINE STATION TRACT

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2026

10-3N-28-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

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

POGY PL, 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		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		4,233,600
TOTAL MARKET VALUE		4,233,600
SOH/AGL Deduction		1,793,155
ASSESSED VALUE		2,440,445
TOTAL EXEMPTION VALUE	07	2,440,445
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,233,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,321,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1152/1479	6/12/2002	EE	Q	V	03	100
GRANTOR: DEONAS NICK D						
GRANTEE: STATE OF FLORIDA DE						
0676/0299	2/26/1993	WD	Q	V	06	325,000
GRANTOR: FORTUNE SAVINGS BANK						
GRANTEE: TIITF STATE OF FLOR						

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	008000	C	VAC GVRNMNTL	0		REC	0.00	0.00	34.56	AC		1.00	0.70	0.70	175,000.00	122,500.00	4,233,600							

REVIEW DATE 01/01/2023 **BY** CD Total Acres: 34.56 Total Land Value: 4,233,600 Market: 0 Agricultural: 0 Common: 4,233,600 **PRINTED** 07/09/2026 BY SYS