PT OF SEC 12
PT OF OR 393 PG 275
PT OF OR 459/630

TIITF/DNR DIV OF PARKS & REC/
C/O DEP 3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2026

12-1N-28-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10006.00		

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

FIRST COAST HWY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		4,410,000
TOTAL MARKET VALUE		4,410,000
SOH/AGL Deduction		3,496,530
ASSESSED VALUE		913,470
TOTAL EXEMPTION VALUE	07	913,470
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,410,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,410,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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	008700	C	STATE	0		OR	0.00	0.00	8.82	AC		1.00	1.00	1.00	500,000.00	500,000.00	4,410,000							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 8.82 Total Land Value: 4,410,000 Market: 0 Agricultural: 0 Common: 4,410,000 PRINTED 07/09/2026 BY SYS