PT GOVT LOT 2 OF SEC 14-2N-28E
IN OR 2765/923

OCEAN GARDENS AMELIA LAND TRUST/ESQUIRE TRUSTEE SE
1919 BLANDING BLVD
JACKSONVILLE, FL 32210

2026

14-2N-28-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3028.00		

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

STEWART AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 DC
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	959,820
TOTAL MARKET VALUE	959,820
SOH/AGL Deduction	0
ASSESSED VALUE	959,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	959,820
TOTAL JUST VALUE	959,820
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	941,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805237	DEMOLITION	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2765/923	1/31/2025	SW	Q	I	05	3,000,000
GRANTOR: MPS PROPERTIES LLC						
GRANTEE: OCEAN GARDENS AMELI						
1402/0129	4/06/2006	QC	U	I	07	100
GRANTOR: SWINSON JOHN S						
GRANTEE: SWINSON JOHN T						

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	001000	C	COMMERCIAL	0		CG			27,880.00	SF		1.00	1.00	1.00	14.00	14.00	390,320							
2	000300	C	MULTI-FAMILY	0		RSF-2	0.00	0.00	1.34	AC		1.00	1.00	1.00	425,000.00	425,000.00	569,500							

REVIEW DATE 07/24/2025 BY KW Total Acres: 1.34 Total Land Value: 959,820 Market: 0 Agricultural: 0 Common: 959,820 PRINTED 07/09/2026 BY SYS