PT GOVT LOT 2 OF SEC 14-2N-28E
IN OR 1320/1498

PAZAND ALI/SCHLEGEL LAILY
85176 NOPEAGUE DR
FERNANDINA BEACH, FL 32034

2026

14-2N-28-0000-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3026.00		

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	
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	66,500
TOTAL MARKET VALUE	66,500
SOH/AGL Deduction	4,496
ASSESSED VALUE	62,004
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,004
TOTAL JUST VALUE	66,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1320/1498	5/27/2005	WD	U	I	07	0
GRANTOR: EMORY EUGENE						
GRANTEE: PAZAND ALI & LAILY						
1305/0609	3/29/2005	WD	Q	V		50,000
GRANTOR: EMORY EUGENE						
GRANTEE: PAZAND ALI & LAILY						

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	0007	CG	50.00	95.00	4,750.00	SF		1.00	1.00	1.00	14.00	14.00	66,500							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.11 Total Land Value: 66,500 Market: 0 Agricultural: 0 Common: 66,500 PRINTED 07/09/2026 BY SYS