SUBMERGED LANDS LOCATED IN THE
AMELIA RIVER & EGANS CREEK
A/K/A CLARK'S CREEK LYING

TIITF STATE OF FLORIDA
3900 COMMONWEALTH BLVD, MAIL STATION 108
TALLAHASSEE, FL 32399-3000

2026

14-3N-28-0000-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8700	STATE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

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	
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		194
TOTAL MARKET VALUE		194
SOH/AGL Deduction		0
ASSESSED VALUE		194
TOTAL EXEMPTION VALUE	05	194
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2418/0652	9/14/2020	MS	U	I	11	0
GRANTOR: BOARD OF TRUSTEES OF						
GRANTEE: MENHADEN MARINE GRO						
2021/1506	12/14/2015	QC	U	V	11	100
GRANTOR: NASSAU FERTILIZER & O						
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	008700	C	STATE	0		IW	0.00	0.00	1.94	AC		1.00	1.00	1.00	100.00	100.00	194							

REVIEW DATE 01/06/2023 BY HSA Total Acres: 1.94 Total Land Value: 194 Market: 0 Agricultural: 0 Common: 194 PRINTED 07/09/2026 BY SYS