ALL OF SEC 14-3N-29E LYING N
OF CENTER ST IN OR 84/293
(EX TARPON AV R/W & EX LIFT

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2026

14-3N-29-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

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

2601 ATLANTIC AV, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		23,275,000
TOTAL MARKET VALUE		23,275,000
SOH/AGL Deduction		18,572,500
ASSESSED VALUE		4,702,500
TOTAL EXEMPTION VALUE	07	4,702,500
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		23,275,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,275,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0203	REPLACE EXISTING	152,000	12/30/2025
20161247	CHANGEOUT 4 TON U	2,900	05/02/2016
20160612	C/O 3 TON HEAT PU	3,725	03/07/2016
20122234	REMODEL	9,600	11/01/2012
20111312	NEW CONSTR	225,000	08/09/2012
20120372	REINSTALL DUCTS	800	03/06/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0084/0293	9/28/1967	WD	Q	V	03	100

GRANTOR: FLORIDA BOARD OF PARK
GRANTEE: STATE OF FLORIDA TI

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		C-1	0.00	0.00	190.00	AC		1.00	1.00	0.70	175,000.00	122,500.00	23,275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 190.00 Total Land Value: 23,275,000 Market: 0 Agricultural: 0 Common: 23,275,000 PRINTED 07/09/2026 BY SYS