**PT TRACT A**
IN OR 2819/168 AS TO PAR 6
AMERICAN BEACH 3 PBK 2/64

**FLORIDA GOVERNMENTAL UTILITY AUTHORITY**
C/O ACCENTURE, 9400 SOUTHPARK CENTER LOOP S
ORLANDO, FL 32819

**2026**

**20-2N-28-0000-0003-0020**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 8000 | VAC GOVERNMENTAL | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

AIA 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 | | 2,000 |
| TOTAL MARKET VALUE | | 2,000 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 2,000 |
| TOTAL EXEMPTION VALUE | 03 | 2,000 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 2,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 2,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2819/168 | 9/18/2025 | MS | U | I | 18 | 100 |
| GRANTOR: NASSAU COUNTY | | | | | | |
| GRANTEE: FLORIDA GOVERNMENTA | | | | | | |
| 1457/1955 | 11/09/2006 | QC | Q | V | 06 | 100 |
| GRANTOR: AMELIA ISLAND VOLUNTE | | | | | | |
| GRANTEE: BOARD OF COUNTY COM | | | | | | |

### 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 | 008600 | C | COUNTY | 0 | | CN | 20.00 | 20.00 | 400.00 | SF | | 1.00 | 1.00 | 1.00 | 5.00 | 5.00 | 2,000 | | | | | | | |

REVIEW DATE 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 2,000 Market: 0 Agricultural: 0 Common: 2,000 PRINTED 07/09/2026 BY SYS