PT OF N1/2 & PT SE1/4 PAR 2-13
PT OR 423/426 (EX PAR'S 2-38
2-54 2-56 2-57 2-68 & EX

HAMMONS TOMMY FRANK
405 GARDEN LN
ATLANTIC BEACH, FL 32233

2026

25-2N-28-0000-0002-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2000	TRANSIT TERMINALS/MARINAS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

CESSNA DR, FERNANDINA BEACH

BLD DATE	07/01/2021	KK	LGL DATE	03/25/2026 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	38,040
TOTAL LAND VALUE - MARKET	80,460
TOTAL MARKET VALUE	118,500
SOH/AGL Deduction	0
ASSESSED VALUE	118,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,500
TOTAL JUST VALUE	118,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2230/0817	9/24/2018	QC	U	I	11	100
GRANTOR: MONTGOMERY LARRY W &						
GRANTEE: HAMMONS TOMMY FRANK						
0638/0864	10/11/1991	QC	Q	V	06	100
GRANTOR: RAYLAND COMPANY						
GRANTEE: MONTGOMERY L W & 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
1	0812	CONCRETE C	0	0	0	0	16,500.00	SF	4.00	4.00	100	1989	1989	3	52	34,320	
2	0803	ASPHALT C	0	0	0	0	3,720.00	SF	2.00	2.00	100	1989	1989	3	50	3,720	

LAND DESCRIPTION

TOTAL OB/XF 38,040

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	002000	C	AIRPORT	0		OR	0.00	0.00	8.94	AC		1.00	0.10	0.10	90,000.00	9,000.00	80,460							

REVIEW DATE 01/01/2023 BY CD Total Acres: 8.94 Total Land Value: 80,460 Market: 0 Agricultural: 0 Common: 80,460 PRINTED 07/09/2026 BY SYS