PT OF SEC 25-2N-28E IN OR
971/1306 (EX PB 6/325, OR
1498/1206 & ESMT PT OR

MONEYHAN ROBERT E
PO BOX 39
YULEE, FL 32041

2026

25-2N-28-0000-0002-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		

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

AMELIA CONCOURSE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	27,445
TOTAL MARKET VALUE	27,445
SOH/AGL Deduction	2,502
ASSESSED VALUE	24,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,943
TOTAL JUST VALUE	27,445
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210417	FOUNDATION	2,499	11/01/2002
980134	SIGNS	5,000	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/129	12/07/2023	QC	U	V	11	100
GRANTOR: FIRST COAST INC						
GRANTEE: MONEYHAN ROBERT E						
2446/1338	3/26/2021	SW	U	V	37	8,500
GRANTOR: STRATTON HARRY						
GRANTEE: FIRST COAST INC						

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	000192	C	UNDEVELOP	0	0001	PUD	0.00	0.00	3.50	AC		1.00	1.00	0.25	25,000.00	6,250.00	21,875							
2	009605	C	WETLANDS	0	0001	PUD			5.57	AC		1.00	1.00	1.00	1,000.00	1,000.00	5,570							

REVIEW DATE 03/31/2026 BY KWA Total Acres: 9.07 Total Land Value: 27,445 Market: 0 Agricultural: 0 Common: 27,445 PRINTED 07/09/2026 BY SYS