

PT GOVT LOT 4
IN OR 1563/306 & OR 1792/802 &
PT OR 2092/1

RJL-JWL PROPERTY LLC/
98031 LITTLE PINEY ISLAND PT
FERNANDINA BEACH, FL 32034

2026

25-2N-28-0000-0002-0530



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	25	MOD METAL 50
Roof Structure	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	03	CONC FNSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	15	100
Frame	05	STEEL 100
Story Height		20 100
RMS		11 100
Stories	1.	1. 100
Class	00	. 100
Units	00	0 100
Occupancy	00	OWNER OCC 100

Quality	04	Quality Level 04
DOR CODE	4100	LIGHT MANUFACTURE

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,380	185	1998	2,553	85,068
AOF	2,698	185	1998	4,991	166,304
AOF	100	185	2001	185	6,165
BAS	2,650	100	1998	2,650	88,300
BAS	8,560	100	1998	8,560	285,225
CAN	375	30	1998	112	3,732
CAN	52	30	1999	16	533
CAN	60	30	1999	18	600
UST	380	50	2000	190	6,331

TOTALS	16,255			19,275	642,257
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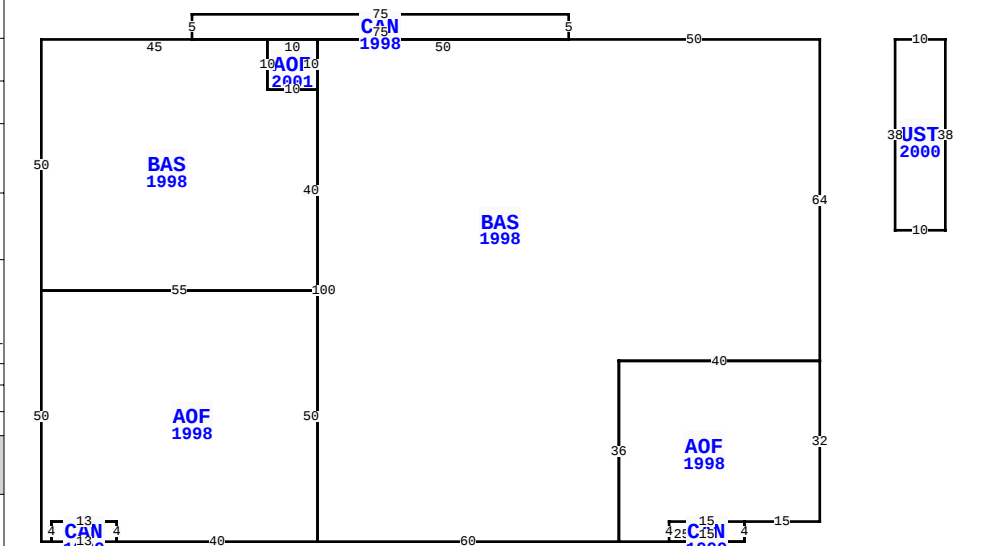
EXTRA FEATURES

L N	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	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	1998	1998	3	20	240	
2	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	1998	1998	3	100	600	
3	6001	ROLLUP DR	0	0	8	10	2.00	UT	400.00	400.00	100	1998	1998	3	20	160	
4	0730	LOAD RAMP	0	0	10	5	50.00	LF	8.10	8.10	100	1998	1998	3	91	369	
5	0730	LOAD RAMP	0	0	10	5	50.00	LF	8.10	8.10	100	1998	1998	3	91	369	
6	6001	ROLLUP DR	0	0	14	10	1.00	UT	400.00	400.00	100	1998	1998	3	20	80	
7	0803	ASPHALT C	0	0	0	0	26,514.00	SF	2.00	2.00	100	1998	1998	3	50	26,514	
8	0812	CONCRETE C	0	0	0	0	1,788.00	SF	4.00	4.00	100	1998	1998	3	72	5,149	
9	0422	CL FNC 4'	0	0	0	0	133.00	LF	15.00	15.00	100	2009	2009	3	72	1,436	
10	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2009	2009	3	72	648	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	004100	C	LIGHT MFG.	0	0006	PUD	0.00	0.00	259,620.00	SF		1.00	1.00	1.00	3.00	3.00	778,860							

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	19,275	111.3542	52.89	1,019,455	1998	1998	0	0	0	37.00	63.00
1 STOR WAREH 0% - 0 Heated Area: 15388 HX Base Yr												



BLD DATE	02/26/2018	KK	LGL DATE	
XF DATE			LAND DATE	04/16/2026
INC DATE			AG DATE	DC

96070 CHESTER RD, YULEE

TOTAL OB/XF																	35,565
L N	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	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	1998	1998	3	20	240	
2	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	1998	1998	3	100	600	
3	6001	ROLLUP DR	0	0	8	10	2.00	UT	400.00	400.00	100	1998	1998	3	20	160	
4	0730	LOAD RAMP	0	0	10	5	50.00	LF	8.10	8.10	100	1998	1998	3	91	369	
5	0730	LOAD RAMP	0	0	10	5	50.00	LF	8.10	8.10	100	1998	1998	3	91	369	
6	6001	ROLLUP DR	0	0	14	10	1.00	UT	400.00	400.00	100	1998	1998	3	20	80	
7	0803	ASPHALT C	0	0	0	0	26,514.00	SF	2.00	2.00	100	1998	1998	3	50	26,514	
8	0812	CONCRETE C	0	0	0	0	1,788.00	SF	4.00	4.00	100	1998	1998	3	72	5,149	
9	0422	CL FNC 4'	0	0	0	0	133.00	LF	15.00	15.00	100	2009	2009	3	72	1,436	
10	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2009	2009	3	72	648	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 4	4
VALUATION BY	DIRECT_CAP		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	1,546,601		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	1,933,251		
SOH/AGL Deduction	16,670		
ASSESSED VALUE	1,916,581		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,916,581		
TOTAL JUST VALUE	1,933,251		
NCON VALUE	0		
INCOME VALUE	1933251		
PREVIOUS YEAR MKT VALUE	1,805,006		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632136	REMODEL	8,000	04/01/2016
B1631861	DEMOLITION	3,500	02/01/2016
M1520583	CHG OUT 2 AC UNIT	0	01/01/2015
C1225899	CO ISSUED	0	10/02/2012
B25153	NEW CONSTR	0	06/01/2012
E24969	NEW CONSTR	0	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	W I	RSN CD	SALE PRICE
1792/0802	5/08/2012	WD U	I	I	11		100
GRANTOR: LINDBERG ROBERT J & J							
GRANTEE: RJL-JWL PROPERTY LL							
1563/0306	4/25/2008	WD Q	I	I	06		100
GRANTOR: LINDBERG ROBERT J & J							
GRANTEE: RJL-JWL PROPERTY LL							

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W50 CAN=[YR=1998] N5 W75 S5 E75 \$ W50
AOF=[YR=2001] W10 BAS=[YR=1998] W45S50 AOF=[YR=1998] S50E2
CAN=[YR=1999] E13N4W13S4\$N4E13S4E40
N50W55\$E55N40W10N10\$S10E10N10\$ S100E60 AOF=[YR=1998]
E25CAN=[YR=1999] W15 N4E15S4\$N4E15N32W40S36N36E40 N64\$
PTR=E15 UST=[YR=2000] E10S38W10 N38\$ W15\$.

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REVIEW DATE 04/25/2025 BY DC Total Acres: 5.96 Total Land Value: 386,650 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/09/2026 BY SYS

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