

IN OR 1256/708
PARCELS 10-3 & 10-5 &
PARCEL 1-15 SECT 29-2N-28

THE BOYS & GIRLS CLUB NASSAU COUNTY FOUNDATION INC
PO BOX 16003
FERNANDINA BEACH, FL 32035

2026

27-2N-28-0000-0010-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		45 100
Frame	03	MASONRY 100
Common Wall	12	100
Story Height	10	100
RMS	16	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7700	CLUBS/LODGES/HALLS

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	70	100	2006	70	6,016
BAS	13,342	100	2006	13,342	1,146,716
FOP	72	30	2006	22	1,891
FOP	72	30	2006	22	1,891
FOP	162	30	2006	49	4,212
FOP	602	30	2006	181	15,557
FOP	670	30	2006	201	17,276
KTA	336	110	2006	370	31,801
PTO	20	5	2006	1	86
UDU	216	30	2006	65	5,587
TOTALS	16,100			14,519	1,247,876

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0966	FIRE SPRNK	0	0	0	0	14,190.00	SF	3.00
2	0966	FIRE SPRNK	0	0	0	0	6,464.00	SF	3.00
3	0803	ASPHALT C	0	0	0	0	44,015.00	SF	2.00
4	0855	CONC PAVER	0	0	0	0	1,285.00	SF	10.00
5	0812	CONCRETE C	0	0	0	0	7,864.00	SF	4.00
6	0402	CONC BUMPE	0	0	0	0	17.00	UT	25.00
7	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00
8	0422	CL FNC 4'	0	0	0	0	66.00	LF	15.00
9	0422	CL FNC 4'	0	0	0	0	92.00	LF	15.00
10	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	007700	C	CLUB	0	0006	OR	0.00	0.00	12.90

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0303	04	14,519	83.8565	94.97	1,378,869	2006	2006	0	0	9.50	90.50
2 CLUB HOUSE 0% - 0 Heated Area: 13748 HX Base Yr											
** This building has 15 Sub-Areas											
942259 OLD NASSAUVILLE RD, FERNANDINA BEACH, FL 32035											
BLD DATE 06/29/2018 KK LGL DATE 05/09/2025 MLU XF DATE 06/29/2018 KK LAND DATE INC DATE AG DATE											

NASSAU COUNTY PROPERTY		PAGE 1 of 3	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			1,971,879
TOTAL MARKET OB/XF VALUE			164,944
TOTAL LAND VALUE - MARKET			1,032,000
TOTAL MARKET VALUE			3,168,823
SOH/AGL Deduction			821,383
ASSESSED VALUE			2,347,440
TOTAL EXEMPTION VALUE	02		2,347,440
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			3,168,823
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			3,111,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011017	REPAIR/RRF	20,000	12/11/2017
M11393	MECH OTHER	8,300	04/01/2006
R08877	REPAIR/RRF	14,000	02/01/2006
M10453	MECH OTHER	0	10/01/2005
C16185	CO ISSUED	2,180,000	09/01/2005
E15790	ELEC OTHER	50,000	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1256/0708	9/01/2004	WD	Q	I	
GRANTOR: WARREN RON &					
GRANTEE: THE BOYS & GIRLS CL					
0748/1764	1/17/1996	WD	Q	V	
GRANTOR: VANZANT GABRIEL JEAN					
GRANTEE: WARREN RON/HEPLER J					

BUILDING NOTES									
BAS=[YR=2006] W8PTO=[YR=2006] N4W5S4E5\$W96 UST=[YR=2006] W18UST=[YR=2006] W17S8E17N8\$ S8E18N8\$S8W35N8W53S37FOP=[YR=2006] S8E9N8W9\$E9S8W9S32E39FOP=[YR=2006] E27N6W19UST=[YR=2006] N9W8S9E8\$W8S6\$ N15E8S9E19S22E33FOP=[YR=2006] E24N16 BAS=[YR=2006] E5UST=[YR=2006] E9N10 KTA=[YR=2006] N21W16S21E16\$W9S10\$N10 W7S10E2\$W2N13W22S29\$N29E22N18 E16S31E41FOP=[YR=2006] E14N39W21S8E7 S31\$N31W7N8E21N38\$ PTR=N20W192 UDU=[YR=2006] E12FOP=[YR=2006] E4N18W4S18\$ N18UOP=[YR=2006] N8W12S8E12\$W12S18\$ S20E192\$.									

TOTAL OB/XF									
138,972									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	007700	C	CLUB	0	0006	OR	0.00	0.00	12.90

REVIEW DATE 02/01/2024 BY KBA Total Acres: 12.90 Total Land Value: 1,032,000 Market: 0 Agricultural: 0 Common: 1,032,000 PRINTED 07/09/2026 BY SYS

[illegible]