S 1950 FT OF W 1250 FT OF
N 4081.50 FT
IN OR 2771/265 AS PAR 2 PAR I

HIDDEN LAKE PROPERTIES LLC
12443 SAN JOSE BLVD STE 504
JACKSONVILLE, FL 32223

2026

31-2N-28-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

95703 CATALINA DR, FERNANDINA BEACH

BLD DATE	06/04/2015	KK	LGL DATE	
XF DATE			LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	05/13/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	39,763
TOTAL LAND VALUE - MARKET	1,213,000
TOTAL MARKET VALUE	55,451
SOH/AGL Deduction	0
ASSESSED VALUE	55,451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,451
TOTAL JUST VALUE	1,252,763
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	770,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
985120	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2771/265	1/21/2025	TD	U	I	11	100
GRANTOR: MATOVINA & COMPANY						
GRANTEE: HIDDEN LAKE PROPERT						
2754/1603	11/12/2024	TD	U	I	11	100
GRANTOR: HOWELL FAMILY IRREVOC						
GRANTEE: HIDDEN LAKE PROPERT						

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	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	1982	1982	3	20	1,152	
3	0511	GARAGE CB-	0	0	28	36	1,008.00	SF	40.00	40.00	100	1995	1995	3	66	26,611	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1977	1977	3	100	6,000	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1977	1977	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 39,763

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	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	28.52	AC		1.00	1.00	1.00	515.00	515.00	14,688							
2	005900	A	TIMBER WETLA	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	50.00	50.00	1,000							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	48.52	AC		1.00	1.00	0.25	100,000.00	25,000.00	1,213,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 48.52 Total Land Value: 15,688 Market: 1,213,000 Agricultural: 15,688 Common: 0 PRINTED 07/09/2026 BY SYS