PT OF S1950 FT OF W1250 FT OF
N4081.50 FT
IN OR 2771/265 AS TO PAR 2

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

**2026**

**31-2N-28-0000-0002-0040**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5901 | HARDWOOD SI 70-79 | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

95533 CATALINA DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | 12,000 |
| TOTAL LAND VALUE - MARKET | 121,000 |
| TOTAL MARKET VALUE | 12,242 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 12,242 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 12,242 |
| TOTAL JUST VALUE | 133,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 133,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### 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 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1985 | 1985 | 3 | 100 | 6,000 | |
| 2 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1985 | 1985 | 3 | 100 | 6,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 12,000

| 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 | 005901 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 1.21 | AC | | 1.00 | 1.00 | 1.00 | 200.00 | 200.00 | 242 | | | | | | | |
| 2 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 1.21 | AC | | 1.00 | 1.00 | 1.00 | 100,000.00 | 100,000.00 | 121,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.21 Total Land Value: 242 Market: 121,000 Agricultural: 242 Common: 0 PRINTED 07/09/2026 BY SYS