

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS								NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
																	VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE0TOTAL MARKET OB/XF VALUE0TOTAL LAND VALUE - MARKET2,439,500TOTAL MARKET VALUE391,956SOH/AGL Deduction0ASSESSED VALUE391,956TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE391,956TOTAL JUST VALUE2,439,500NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE1,996,600													
DOR CODE	5501TIMBER 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																														
EXTRA FEATURES						BARBARAS PL, FERNANDINA BEACH										BLD DATEXF DATEINC DATE		LGL DATERLAND DATEAG DATE		10/28/202010/27/2025		MFKBA								
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG CONCD	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES															
LAND DESCRIPTION										TOTAL OB/XF0																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	009900	C	ACREAGE NON-	0		OR	0.00	0.00	14.00	AC		1.00	0.25	0.25	100,000.00	25,000.00	350,000													
2	009530	C	POND	0		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	6,250													
3	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	55.98	AC		1.00	1.00	1.00	515.00	515.00	28,830													
4	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	1.39	AC		1.00	1.00	1.00	395.00	395.00	549													
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	14.00	AC		1.00	1.00	1.00	170.00	170.00	2,380													
6	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	11.96	AC		1.00	1.00	1.00	330.00	330.00	3,947													
REVIEW DATE	01/01/2023		BY CD	Total Acres:	99.83		Total Land Value:	391,956		Market:	2,083,250		Agricultural:	35,706		Common:	356,250		PRINTED 07/09/2026 BY SYS											

BEING PARCEL 1 IN OR 2339/967
S1224 FT (EX OR 2372/1659 &
EX 3-1 THRU 3-21 &

DOUGLAS ARTHUR B & BARBARA M FAMILY TRUST/DOUGLAS
940538 OLD NASSAUVILLE ROAD
FERNANDINA BEACH, FL 32034

2026

31-2N-28-0000-0003-0000

[illegible]