LOT 2 LESS R/W
PT OR 1174/1285 &
IN OR 1999/1324 & OR 1993/1554

SMITH BEVERLY/BLUE DORA L EST ET AL
PO BOX 816
YULEE, FL 32041

2026

32-2N-28-0000-0002-0000

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

OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2021 MF
INC DATE		AG DATE	11/03/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	393,600
TOTAL MARKET VALUE	3,068
SOH/AGL Deduction	0
ASSESSED VALUE	3,068
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,068
TOTAL JUST VALUE	393,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	393,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2114/1640	4/17/2017	PR	U	V	19	100
GRANTOR: PATTERSON MARVIN P/R						
GRANTEE: PATTERSON MARVIN						
2114/0528	4/11/2017	FJ	U	V	11	0
GRANTOR: PATTERSON VERNETTA ES						
GRANTEE: PATTERSON MARVIN						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	7.84	AC		1.00	1.00	1.00	200.00	200.00	1,568							
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	750.00	750.00	1,500							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.84	AC		1.00	1.00	1.00	40,000.00	40,000.00	393,600							

REVIEW DATE 12/15/2023 BY KBA Total Acres: 9.84 Total Land Value: 3,068 Market: 393,600 Agricultural: 3,068 Common: 0 PRINTED 07/09/2026 BY SYS