PT OF SEC 33-2N-28E &
PT OF SEC 43-2N-28E
IN OR 2347/481

BLUEBERRY PATCH PARTNERS LLC
960185 GATEWAY BLVD STE 203
FERNANDINA BEACH, FL 32034

2026

33-2N-28-0000-0004-0000

BUILDING CHARACTERISTICS

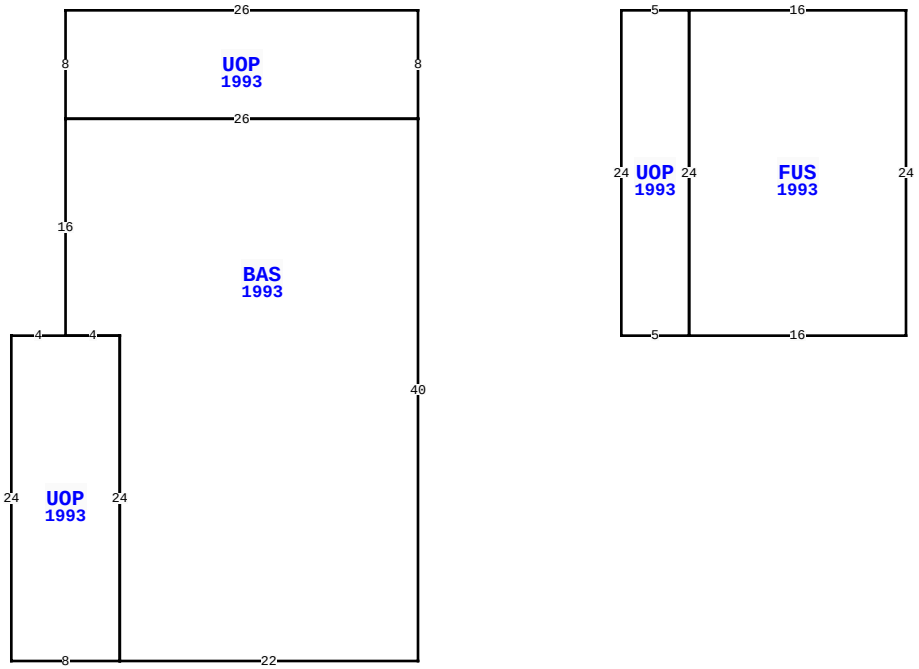
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
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	944	100	1993	944	108,854
FUS	384	100	1993	384	44,280
UOP	120	20	1993	24	2,767
UOP	192	20	1993	38	4,382
UOP	208	20	1993	42	4,843
TOTALS	1,848			1,432	165,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,432	137.2800	144.14	206,408	1970	1985	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 0 Heated Area: 1328 HX Base Yr



BLD DATE	05/21/2009	RK	LGL DATE	05/26/2021	MF
XF DATE			LAND DATE	09/19/2025	KBA
INC DATE			AG DATE		

95015 FRANK WARD RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	165,126
TOTAL MARKET OB/XF VALUE	1,050
TOTAL LAND VALUE - MARKET	1,050,127
TOTAL MARKET VALUE	322,513
SOH/AGL Deduction	0
ASSESSED VALUE	322,513
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,513
TOTAL JUST VALUE	1,216,303
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,209,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2347/0481	3/11/2020	SW	U	I	11	100
GRANTOR: LASSERRE CHARLES W II						
GRANTEE: BLUEBERRY PATCH PAR						
2347/0460	3/11/2020	TD	U	I	11	100
GRANTOR: LASSERRE CURTISS H LI						
GRANTEE: LASSERRE CHARLES W						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W26 S8 BAS=[YR=1993] S16 UOP=[YR=1993] W4 S24 E8 N24 W4 $ E4 S24 E22 N40 W26 $ E26 N8 $ PTR= E15 UOP=[YR=1993] E5 FUS=[YR=1993] E16 S24 W16 N24 $ S24 W5 N24 $ W15 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	30	1,050	

LAND DESCRIPTION

TOTAL OB/XF 1,050

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	150,000.00	150,000.00	150,000							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	690.00	690.00	6,210							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	900,000							
4	009500	C	SUBMERGED	0		OR	0.00	0.00	5.09	AC		1.00	1.00	1.00	25.00	25.00	127							

REVIEW DATE 01/01/2023 BY CD Total Acres: 15.09 Total Land Value: 156,337 Market: 900,000 Agricultural: 6,210 Common: 150,127 PRINTED 07/09/2026 BY SYS