

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

37-2N-27-0000-0001-0040

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

17 CB STUCCO 70
16 WD FR STUC 30
04 WOOD TRUSS 100
11 SLATE 100
05 DRYWALL 100
11 CLAY TILE 100
11 FIN.SUSPD 100
03 CENTRAL 100
04 AIR DUCTED 100
20 100
03 MASONRY 100

Story Height 10 100
RMS 16 100
Stories 1. 1. 100
Units 0 100
Occupancy 00 NONE 100

Quality 03 Quality Level 03
DOR CODE 8600 COUNTY
MAP NUM MKT AREA 04
NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,907	100	1994	2,907	347,663
BAS	961	100	2020	961	114,931
CAN	396	30	1994	119	14,232
FGR	583	60	1994	350	41,859
FST	72	50	1994	36	4,306
FST	93	50	1994	46	5,501
SFB	3,504	80	1994	2,803	335,225

TOTALS 8,516 7,222 863,715

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

1701047,222114.4750170.851,233,879199419970030.0070.00

1 OFFICE 0% - 0Heated Area: 6671HX Base Yr

The diagram illustrates the building's footprint and associated area calculations. It shows several distinct sections labeled with their respective construction types and years: BAS 2020 (Basement), CAN 1994 (Crawl Space), FST 1994 (Foundation), SFB 1994 (Subfloor), and FGR 1994 (Finish Ground). Each section is dimensioned with its length and width, and the total area is calculated as 6671 square feet.

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

PAGE 1 of 4

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE917,299

TOTAL MARKET OB/XF VALUE115,226

TOTAL LAND VALUE - MARKET434,505

TOTAL MARKET VALUE1,467,030

SOH/AGL Deduction248,491

ASSESSED VALUE1,218,539

TOTAL EXEMPTION VALUE031,218,539

BASE TAXABLE VALUE0

TOTAL JUST VALUE1,467,030

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,443,868

PERMIT NUMDESCRIPTIONAMTISSUED

20007892XF0B-KENNEL COVER40,57210/22/2020

20001899ADDITION-CATTERY227,65005/14/2020

B1327525ADDITION7,67707/01/2013

B132721390X10 SLAB FOR PE2,00001/01/2013

B25911ADDITION4,96904/01/2012

B25913ADDITION4,96904/01/2012

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

0656/00124/28/1992QC U V 10100

GRANTOR: ITT RAYONIER INC

GRANTEE: BOARD OF COUNTY COM

0656/00014/28/1992QC U V 10100

GRANTOR: RAYONIER TIMBERLANDS

GRANTEE: BOARD OF COUNTY COM

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=1994] W82 CAN=[YR=1994] W39 BAS=[YR=1994] W13
BAS=[YR=2020] N31 W31 S31 E31\$ W33 S27 E11 R2 U2 S11 E14
U8 R7 E11 S10 W6 D5 L4 S11 E15 S8 E23 N50 W27 N12 \$ S12
E27 N6 E12 N6\$ S6 FST=[YR=1994] W12 S6 E5 S3 E7 N9\$ S9 W7 N3
W5 S34 E69 FGR=[YR=1994] E25 N29 W4 S6 W12 N6 W4 S14 W5 S15\$
N15 E5 N14 E4 FST=[YR=1994] S6 E12 N6 W12\$ E16 N17\$.

EXTRA FEATURES

86078 LICENSE RD, FERNANDINA BEACH

BLD DATE12/22/2020KKLGL DATE04/16/2026DC

XF DATEINC DATE

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10648LIGHTS-AV00003.00UT140.00140.001001994199432084

20972ST LGHT UN00002.00UT2,530.002,530.00100199419943301,518

30975ST LT/ARM00002.00UT500.00500.0010019941994330300

40465FNC GT 15'00001.00UT562.50562.5010019941994329163

50812CONCRETE C000011,003.00SF4.004.001001994199436428,168

61126CB/STC 8"0000116.00SF8.008.0010019941994364594

70430CL FNC 6B0000482.00LF9.709.70100199419943291,356

80463FENCE GATE00003.00UT300.00300.0010019941994329261

90463FENCE GATE000010.00UT300.00300.00100201220123782,340

100505FLAGPOLE A000020.00LF50.0050.0010019941994320200

LAND DESCRIPTIONTOTAL OB/XF34,984

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1008600C COUNTY0GPU0.000.0057,934.00SF1.001.001.007.507.50434,505

REVIEW DATE04/28/2025BY DCTotal Acres: 0.00Total Land Value: 434,505Market: 0Agricultural: 0Common: 434,505PRINTED 07/09/2026 BY SYS

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