ALL S OF SAL R/W
PT OR 236/535 & OR 921/542 &
PT OR 921/542 & OR 1429/1157

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2026

37-2N-28-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

474639 SR 200, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		479,922
TOTAL MARKET VALUE		479,922
SOH/AGL Deduction		0
ASSESSED VALUE		479,922
TOTAL EXEMPTION VALUE	03	479,922
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		479,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2831/1021	11/25/2025	WD	U	V	18	2,480,000
GRANTOR: WANER LOU JOY SIMMONS						
GRANTEE: NASSAU COUNTY						
2831/1018	11/25/2025	QC	U	V	11	100
GRANTOR: PINEY ISLAND PARTENER						
GRANTEE: NASSAU COUNTY						

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	008600	C	COUNTY	0		OR	0.00	0.00	246,114.00	SF		1.00	1.00	0.15	13.00	1.95	479,922							

REVIEW DATE 04/25/2025 BY DC Total Acres: 0.00 Total Land Value: 479,922 Market: 0 Agricultural: 0 Common: 479,922 PRINTED 07/09/2026 BY SYS