PT D FERNANDEZ GRANT
SEC 37-2N-28E IN OR 2233/1306
ESMT RGTS IN OR 1490/254

MARSH LAKES SR 200 LLC
8690 POINT CYPRESS DRIVE, SUITE 120
ORLANDO, FL 32836

2026

37-2N-28-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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

SR 200 A1A, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,191,539
TOTAL MARKET VALUE	1,191,539
SOH/AGL Deduction	0
ASSESSED VALUE	1,191,539
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,191,539
TOTAL JUST VALUE	1,191,539
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,335,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
985340	NEW CONSTR	92,118	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2233/1306	10/26/2018	WD	U	V	37	781,000
GRANTOR: MARSH LAKES INVESTORS						
GRANTEE: MARSH LAKES SR 200						
1347/0266	9/02/2005	WD	Q	V		2,700,000
GRANTOR: K T FERNANDINA JOINT						
GRANTEE: MARSH LAKES INVESTO						

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	001000	C	COMMERCIAL	0		PUD	0.00	0.00	228,868.00	SF		1.00	1.00	0.40	13.00	5.20	1,190,114							
2	009530	C	POND	0		PUD	0.00	0.00	0.57	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,425							

REVIEW DATE 04/25/2025 **BY** DC Total Acres: 6.39 Total Land Value: 1,191,539 Market: 0 Agricultural: 0 Common: 1,191,539 **PRINTED** 07/09/2026 BY SYS