LOT 8B
OAKLEAF LOT 8B REPLAT
OR 2587/1180

BOULOGNE PROPERTY LLC
4 OCEAN CLUB DR
FERNANDINA BEACH, FL 32034

2026

41-4N-23-1512-0008-00B0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9005.00		

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

29050 YELLOW OAK CT, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	11/19/2024 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	119,825
TOTAL MARKET VALUE	5,698
SOH/AGL Deduction	0
ASSESSED VALUE	5,698
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,698
TOTAL JUST VALUE	119,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1180	8/22/2022	WD	U	I	11	100
GRANTOR: CARVALHO ROBERT						
GRANTEE: BOULOGNE PROPERTY L						
2344/0112	3/02/2020	WD	Q	V	01	67,500
GRANTOR: HOLTON JEFFREY R						
GRANTEE: CARVALHO ROBERT						

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	0006	OR	0.00	0.00	4.10	AC		1.00	1.00	1.00	200.00	200.00	820							
2	005600	A	TIMBER 3 N S	0	0006	OR	0.00	0.00	1.40	AC		1.00	1.00	1.00	395.00	395.00	553							
3	009600	C	WASTELAND	0	0006	OR	0.00	0.00	1.73	AC		1.00	1.00	1.00	2,500.00	2,500.00	4,325							
4	009910	M	MARKET VALUE	0	0006	OR	0.00	0.00	5.50	AC		1.00	1.00	1.00	21,000.00	21,000.00	115,500							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 7.23 Total Land Value: 5,698 Market: 115,500 Agricultural: 1,373 Common: 4,325 PRINTED 07/09/2026 BY SYS