

SHERMAN KANDY ROCHERE
96139 CARRERA WAY
FERNANDINA BEACH, FL 32034

42-2N-28-1143-0082-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4		Tax Dist:					
BUILDING MARKET VALUE				286,609			
TOTAL MARKET OB/XF VALUE				0			
TOTAL LAND VALUE - MARKET				85,000			
TOTAL MARKET VALUE				371,609			
SOH/AGL Deduction				0			
ASSESSED VALUE				371,609			
TOTAL EXEMPTION VALUE		HX HB		51,411			
BASE TAXABLE VALUE				320,198			
TOTAL JUST VALUE				371,609			
NCON VALUE				286,609			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				30,000			
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
C02500108226		C0		388,340		09/25/2025	
B250004774		N RES 503		388,340		05/05/2025	
SALES DATA							
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	
2820/1446		9/30/2025	SW	Q	I	01	
						420,900	
GRANTOR: RICHMOND AMERICAN HOM							
GRANTEE: SHERMAN KANDY ROCHE							
2780/879		4/09/2025	SW	Q	V	05	
						6,217,000	
GRANTOR: WOODBRIDGE NASSAU JOI							
GRANTEE: RICHMOND AMERICAN H							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=2026;ORIG=50,10] W26 W14 S67 E14 N5 N3 E5 N19 E21 N40 \$							
FGR=[YR=2026;ORIG=50,50] W21 S23 E21 N1 N3 N19 \$							
FSP=[YR=2026;ORIG=10,10] E14 N10 W14 S10 \$							
FOP=[YR=2026;ORIG=24,69] E5 S3 W5 N3 \$							
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	
85,000						YR	
						CONSRV	
Common: 85,000							
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