IN OR 2635/1801
ESMT OR 942/1202
EX 1-5 1-6 1-7 & 1-18

BETH GIBBS LLC
603 FLETCHER AVE S
FERNANDINA BEACH, FL 32034

2026

43-2N-28-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

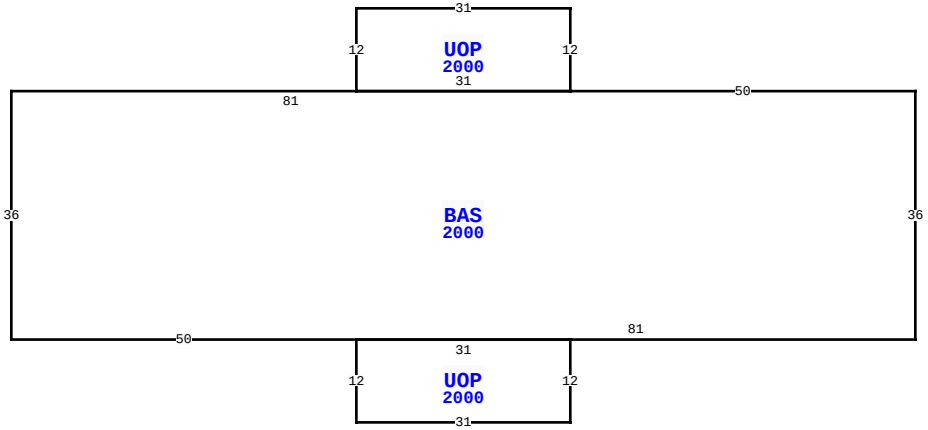
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	29	NONE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 70
Interior Floo	03	CONC FINSH 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,716	100	2000	4,716	24,693
UOP	372	20	2000	74	388
UOP	372	20	2000	74	388
TOTALS	5,460			4,864	25,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	04	4,864	29.7432	13.09	63,670	2000	2000	0	0	0	60.00	40.00

1 STABLES 0% - 2024 Heated Area: 4716 HX Base Yr



95447 TAMMY TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	40,890
TOTAL MARKET OB/XF VALUE	4,349
TOTAL LAND VALUE - MARKET	1,419,975
TOTAL MARKET VALUE	1,465,214
SOH/AGL Deduction	0
ASSESSED VALUE	1,465,214
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,465,214
TOTAL JUST VALUE	1,465,214
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,463,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
002634	REPAIR/RRF	0	07/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2635/1801	4/28/2023	QC	U	I	11	100
GRANTOR: GIBBS PAUL A & ELIZAB						
GRANTEE: BETH GIBBS LLC						
2454/0987	4/21/2021	SW	Q	I	01	820,000
GRANTOR: HIGH FIVE FARM LLC						
GRANTEE: GIBBS PAUL A & ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W50 UOP=[YR=2000] N12 W31 S12 E31 $ W81 S36 E50 UOP=[YR=2000] S12 E31 N12 W31 $ E81 N36 $.

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
1	0681	POLE SHED	0	0	36	24	864.00	SF	15.00	15.00	100	2005	2005	3	32	4,147	
2	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	2005	2005	3	21	202	

LAND DESCRIPTION

TOTAL OB/XF 4,349

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	000100	C	RES	0		OR	0.00	0.00	23.30	AC		1.00	1.00	0.60	100,000.00	60,000.00	1,398,000							
2	009630	C	SWAMP	0		OR	0.00	0.00	10.45	AC		1.00	1.00	1.00	500.00	500.00	5,225							
3	009530	C	POND	0		OR			2.95	AC		1.00	1.00	1.00	2,500.00	2,500.00	7,375							
4	009600	C	WASTELAND	0		OR			3.75	AC		1.00	1.00	1.00	2,500.00	2,500.00	9,375							

REVIEW DATE 01/01/2023 BY CD Total Acres: 40.45 Total Land Value: 1,419,975 Market: 0 Agricultural: 0 Common: 1,419,975 PRINTED 07/09/2026 BY SYS

IN OR 2635/1801
ESMT OR 942/1202
EX 1-5 1-6 1-7 & 1-18

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2026

43-2N-28-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

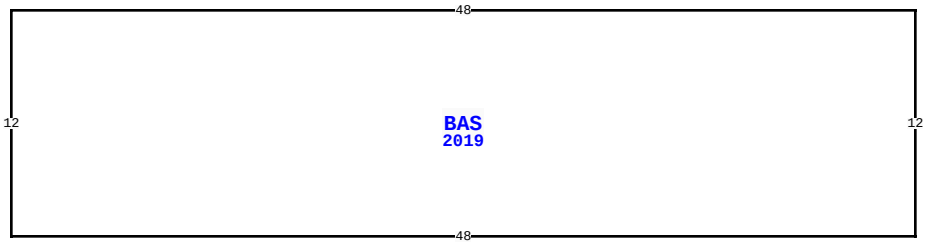
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2019	576	15,422
TOTALS	576			576	15,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	576	105.0000	89.25	51,408	1990	1990	0	0	0	70.00	30.00

2 M/H 93- 0% - 2024 Heated Area: 576 HX Base Yr



95447 TAMMY TRL, FERNANDINA BEACH

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: BETH GIBBS LLC						
2454/0987	4/21/2021	SW	Q	I	01	820,000
GRANTOR: HIGH FIVE FARM LLC						
GRANTEE: GIBBS PAUL A & ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W48 S12 E48 N12$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 40.45 Total Land Value: 1,419,975 Market: 0 Agricultural: 0 Common: 1,419,975 PRINTED 07/09/2026 BY SYS