PT OF D FERNANDEZ GRANT
SEC 43-2N-28E IN OR 2043/355 &
OR 2092/477

FERNANDINA INTRACOASTAL LAND COMPANY LLC
960185 GATEWAY BLVD STE 203
FERNANDINA BEACH, FL 32034

2026

43-2N-28-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

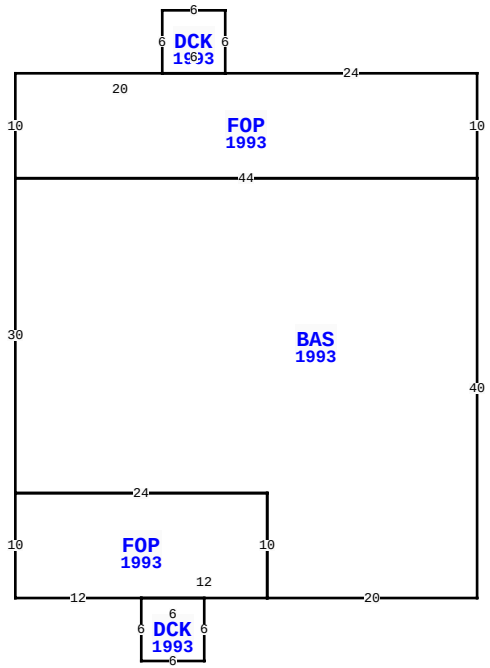
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100	1993	1,520	142,201
DCK	36	10	1993	4	374
DCK	36	10	1993	4	374
FOP	240	30	1993	72	6,736
FOP	440	30	1993	132	12,349
TOTALS	2,272			1,732	162,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,732	106.7000	112.04	194,053	1988	1988	0	0	0	16.50	83.50

1 SINGLE FAM 0% - 0 Heated Area: 1520 HX Base Yr



95001 FRANK WARD RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	162,034
TOTAL MARKET OB/XF VALUE	64,398
TOTAL LAND VALUE - MARKET	3,993,600
TOTAL MARKET VALUE	4,220,032
SOH/AGL Deduction	533,570
ASSESSED VALUE	3,686,462
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,686,462
TOTAL JUST VALUE	4,220,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,215,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996121	CHNGE SRVC	0	07/01/1999
2335	H/AC	0	10/26/1987
2745	NEW CONSTR	0	10/06/1987
4566	NEW CONSTR	1,000	10/02/1987
4328	NEW CONSTR	58,980	08/31/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2092/4777	12/30/2016	SW	U	I	16	973,000
GRANTOR: BANK OF EASTMAN						
GRANTEE: FERNANDINA INTRACOA						
2043/0355	4/26/2016	QC	U	I	11	100
GRANTOR: FERNANDINA INTRACOAST						
GRANTEE: BANK OF EASTMAN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W24 DCK=[YR=1993] N6 W6 S6 E6$ W20 S10
BAS=[YR=1993] S30 FOP=[YR=1993] S10 E12 DCK=[YR=1993] S6 E6
N6 W6$ E12 N10 W24$ E24 S10 E20 N40 W44$ E44 N10$.

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	0940	SHEDS/PORT	0	0	14	19	266.00	SF	30.00	30.00	100	1987	1987	3	20	1,596	
2	0350	CARPORT WD	0	0	12	19	228.00	SF	13.00	13.00	100	1987	1987	3	20	593	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
4	0300	BOAT DCK W	0	0	0	0	200.00	SF	40.00	40.00	100	2005	2005	3	32	2,560	
5	0300	BOAT DCK W	0	0	0	0	1,805.00	SF	40.00	40.00	100	2015	2015	3	71	51,262	
6	0350	CARPORT WD	0	0	20	14	280.00	SF	13.00	13.00	100	2015	2015	3	60	2,184	
7	0311	WD GANG WY	0	0	0	0	20.00	SF	45.00	45.00	100	2015	2015	3	60	540	
8	0303	FLT DOCK W	0	0	16	8	128.00	SF	26.00	26.00	100	2015	2015	3	71	2,363	
9	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2015	2015	3	60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 64,398

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	000116	C	RES MARSH	0		OR	0.00	0.00	66.56	AC		1.00	1.00	0.60	100,000.00	60,000.00	3,993,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 66.56 Total Land Value: 3,993,600 Market: 0 Agricultural: 0 Common: 3,993,600 PRINTED 07/09/2026 BY SYS