PT OF SEC 33-2N-28E &
PT OF SEC 43-2N-28E
IN OR 2347/481

BLUEBERRY PATCH PARTNERS LLC
960185 GATEWAY BLVD STE 203
FERNANDINA BEACH, FL 32034

2026

43-2N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5401	TIMBER 2-1 SI 90+	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

FRANK WARD RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2021 MF
INC DATE		AG DATE	09/18/2025 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	1,391,250
TOTAL MARKET VALUE	13,912
SOH/AGL Deduction	0
ASSESSED VALUE	13,912
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,912
TOTAL JUST VALUE	1,391,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,391,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2347/0481	3/11/2020	SW	U	V	11	100
GRANTOR: LASSERRE CHARLES W II						
GRANTEE: BLUEBERRY PATCH PAR						
2347/0460	3/11/2020	TD	U	V	11	100
GRANTOR: LASSERRE CURTISS H LI						
GRANTEE: LASSERRE CHARLES W						

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	005401	A	TIMBER 1 P	0		OR	0.00	0.00	18.55	AC		1.00	1.00	1.00	750.00	750.00	13,912							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	18.55	AC		1.00	1.00	0.75	100,000.00	75,000.00	1,391,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 18.55 Total Land Value: 13,912 Market: 1,391,250 Agricultural: 13,912 Common: 0 PRINTED 07/09/2026 BY SYS