IN OR 1770/1860 & OR 1770/1862

PATRICK MCCARTHY CONSTRUCT CO INC PROFIT SHAR PLAN
95185 FLATWOODS TRAIL
FERNANDINA BEACH, FL 32034

2026

43-2N-28-0000-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

FLATWOODS 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	371,200
TOTAL MARKET VALUE	371,200
SOH/AGL Deduction	178,643
ASSESSED VALUE	192,557
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,557
TOTAL JUST VALUE	371,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1770/1862	12/22/2011	QC	U	V	11	100
GRANTOR: DAVIS CLYDE W P/R						
GRANTEE: MCCARTHY PATRICK TR						
1770/1860	12/22/2011	TD	U	V	37	30,700
GRANTOR: DAVIS CLYDE W TRUSTEE						
GRANTEE: MCCARTHY PATRICK TR						

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	000100	C	RES	0		OR	0.00	0.00	4.64	AC		1.00	1.00	0.80	100,000.00	80,000.00	371,200							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 4.64 Total Land Value: 371,200 Market: 0 Agricultural: 0 Common: 371,200 PRINTED 07/09/2026 BY SYS