PT HEIRS E WATERMAN MILL GRANT
SEC 44-2N-27E IN OR 408/693
BEING ONLY PT LYING S OF

CLARK CHRISTINE/
PO BOX 17054
FERNANDINA BEACH, FL 32035

2026

44-2N-27-0000-0001-0330

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4001.00		

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

SR 200, YULEE

BLD DATE			LGL DATE		
XF DATE	05/02/2019	KK	LAND DATE	12/03/2024	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,624
TOTAL LAND VALUE - MARKET	69
TOTAL MARKET VALUE	6,693
SOH/AGL Deduction	1,676
ASSESSED VALUE	5,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,017
TOTAL JUST VALUE	6,693
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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
1	0424	CL FNC 6'	0	0	0	0	630.00	LF	20.00	20.00	100	2001	2001	3	48	6,048	
2	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2001	2001	3	48	576	

LAND DESCRIPTION

TOTAL OB/XF 6,624

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	001001	C	V CM/XFOBT	0	0003	CHT	0.00	0.00	0.69	AC		1.00	1.00	1.00	100.00	100.00	69							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.69 Total Land Value: 69 Market: 0 Agricultural: 0 Common: 69 PRINTED 07/09/2026 BY SYS