LOT 84
EAST NASSAU WILDLIGHT PH 1C-1
OR 2347/1911

AUGUST WOODS LLC
942440 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

44-2N-27-1003-0084-0000

BUILDING CHARACTERISTICS

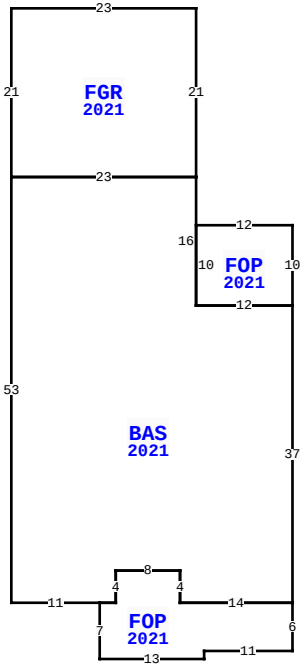
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4086.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,631	100	2021	1,631	217,043
FGR	483	55	2021	266	35,398
FOP	120	30	2021	36	4,791
FOP	189	30	2021	57	7,585
TOTALS	2,423			1,990	264,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,990	97.1964	135.10	268,849	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 0% - 2026 Heated Area: 1631 HX Base Yr



BLD DATE	03/21/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

684 PALMETTO PL, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	264,816
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	339,816
SOH/AGL Deduction	0
ASSESSED VALUE	339,816
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,816
TOTAL JUST VALUE	339,816
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	344,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006352	NEW CONSTR	245,430	05/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2810/859	8/05/2025	SW	U	I	11	100
GRANTOR: ROBINSON PROPERTY INV						
GRANTEE: AUGUST WOODS LLC						
2748/399	11/01/2024	WD	Q	I	01	399,000
GRANTOR: FOSTER ROBIN MARIE						
GRANTEE: ROBINSON PROPERTY I						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2021] W23 S21 BAS=[YR=2021] S53 E11 FOP=[YR=2021] S7 E13 N1 E11 N6 W14 N4 W8 S4 W2$ E2 N4 E8 S4 E14 N37
FOP=[YR=2021] N10 W12 S10 E12$ W12 N16 W23$ E23 N21$.

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		PD -	E 0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS