

BLK A {K/A PARCEL A} LOT 1
WILDERS SUB OF NASSAU RIVER
FRONTAGE PBK 2/67

AUGUST RESORT LLC
942240 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2026

44-2N-28-5180-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100	1993	1,592	218,612
BAS	575	100	2017	575	78,958
BAS	676	100	2017	676	92,827
FOP	60	30	1993	18	2,472
FOP	260	30	2017	78	10,711

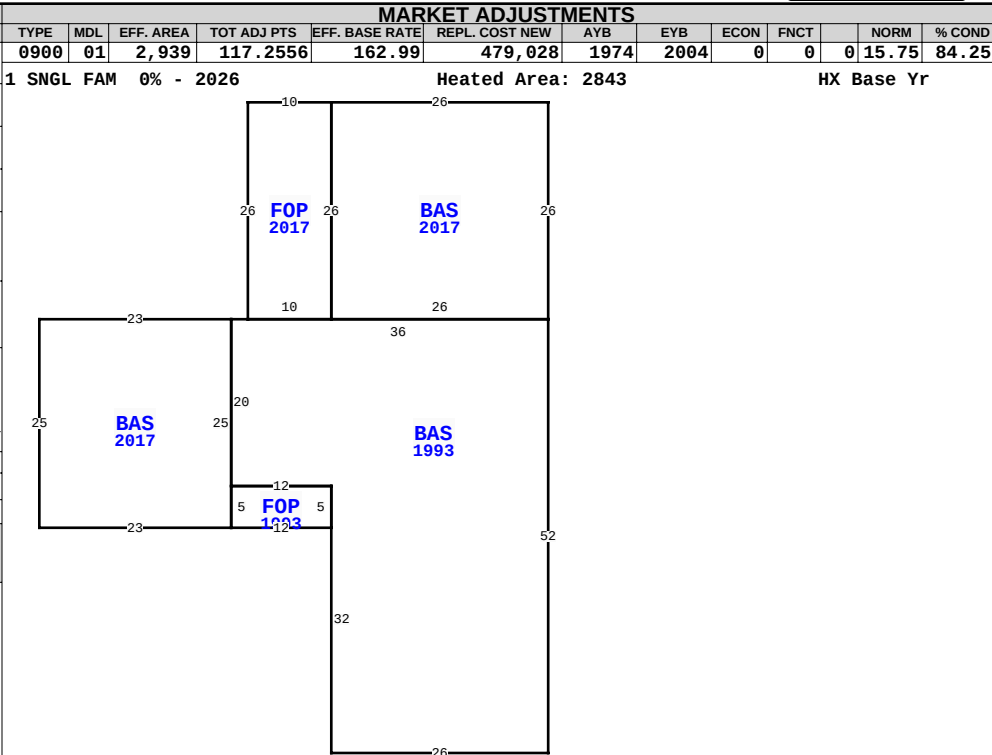
TOTALS	3,163			2,939	403,581
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EXTRA FEATURES

L N	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
4	0300	BOAT DCK W	0	0	0	0	310.00	SF	40.00	40.00	100	1996	1996	3	20	2,480	
5	0303	FLT DOCK W	0	0	20	8	160.00	SF	26.00	26.00	100	1999	1999	3	25	1,040	
6	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2002	2002	04	85	42,500	
9	0911	SCRN RM A	0	0	26	25	650.00	SF	18.00	18.00	100	2002	2002	3	20	2,340	
10	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
11	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2024	2023		93	2,139	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000132	C	RES RIVER	0	

REVIEW DATE	01/01/2023	BY	CD
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95145 NASSAU RIVER RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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
4	0300	BOAT DCK W	0	0	0	0	310.00	SF	40.00	40.00	100	1996	1996	3	20	2,480	
5	0303	FLT DOCK W	0	0	20	8	160.00	SF	26.00	26.00	100	1999	1999	3	25	1,040	
6	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2002	2002	04	85	42,500	
9	0911	SCRN RM A	0	0	26	25	650.00	SF	18.00	18.00	100	2002	2002	3	20	2,340	
10	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
11	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2024	2023		93	2,139	

TOTAL OB/XF											53,334		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
RSF-1100.00	380.00	100.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	8			

Total Acres: 0.00	Total Land Value: 800,000	Market: 0	Agricultural: 0	Common: 800,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		403,581	
TOTAL MARKET OB/XF VALUE		53,334	
TOTAL LAND VALUE - MARKET		800,000	
TOTAL MARKET VALUE		1,256,915	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,256,915	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,256,915	
TOTAL JUST VALUE		1,256,915	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,219,023	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1704432	REMODEL	14,700	08/01/2017
002420	REPAIR/RRF	1,500	04/01/2000
5867	REPAIR/RRF	2,360	07/12/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2810/867	8/05/2025	SW	U	I	30	1,114,200	
GRANTOR:ROBINSON AUSTIN THEOD							
GRANTEE:AUGUST RESORT LLC							
2704/1989	4/05/2024	WD	Q	I	02	1,500,000	
GRANTOR:HARRISON ROBERT CROSL							
GRANTEE:ROBINSON AUSTIN THE							

BUILDING NOTES

BUILDING DIMENSIONS									
BAS=[YR=2017] W26 FOP=[YR=2017] W10 S26 BAS=[YR=1993] W2									
BAS=[YR=2017] W23 S25 E23 FOP=[YR=1993] E12 N5 W12 S5\$ N25\$									
S20 E12 S32 E26 N52 W36\$ E10 N26\$ S26 E26 N26\$.									