E 594 FT OF LOT 21 & E 594
FT OF S 35 FT OF LOT 22
IN OR 2728/1395

HARE MATTHEW D & ELIZABETH A
85443 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2026

44-2N-28-5210-0021-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

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

RAINBOW ACRES RD, 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	100,100
TOTAL MARKET VALUE	100,100
SOH/AGL Deduction	0
ASSESSED VALUE	100,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,100
TOTAL JUST VALUE	100,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
260004770	H-3232 G-1419 P-1	708,657	05/04/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/1395	7/25/2024	WD	Q	V	01	98,000
GRANTOR: CLARKE BRYAN JORDAN &						
GRANTEE: HARE MATTHEW D & EL						
2590/0302	9/12/2022	PR	U	V	19	71,000
GRANTOR: WIEL ALAN S P/R OF JA						
GRANTEE: CLARKE BRYAN JORDAN						

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	2.86	AC		1.00	1.00	0.35	100,000.00	35,000.00	100,100							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 2.86 Total Land Value: 100,100 Market: 0 Agricultural: 0 Common: 100,100 PRINTED 07/09/2026 BY SYS