PT GOVT LOT 2 & PT OF S1/2 OF
SEC 42-2N-28E IN OR 265/541

STATE OF FLORIDA TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2026

46-2N-28-0000-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

WADES PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 7	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		4,550
TOTAL MARKET VALUE		4,550
SOH/AGL Deduction		0
ASSESSED VALUE		4,550
TOTAL EXEMPTION VALUE	05	4,550
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23081	DEMOLITION	23,020	11/01/2009
B0720301	NEW CONSTR	0	07/01/2007
B0720302	NEW CONSTR	0	07/01/2007
B0720306	NEW CONSTR	0	07/01/2007
B0720307	NEW CONSTR	0	07/01/2007
B0720308	NEW CONSTR	0	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0267/0541	4/30/1977	WD	U	V	11	0

GRANTOR: THE UNIVERSITY OF FLO

GRANTEE: BOARD OF TRUSTEES O

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	009615	C	SLOUGH-MAS	0		OR	0.00	0.00	182.00	AC		1.00	1.00	1.00	25.00	25.00	4,550							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 182.00 Total Land Value: 4,550 Market: 0 Agricultural: 0 Common: 4,550 PRINTED 07/09/2026 BY SYS