PT HEIRS OF E WATERMAN MILL GRAN
SEC 50-3N-27E, PT HEIRS OF E WAT
MILL GRANT SEC 41-3N-26E IN OR 2

NASSAU COUNTY SCHOOL DISTRICT
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

50-3N-27-0000-0001-0440

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

US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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		6,445,440
TOTAL MARKET VALUE		6,445,440
SOH/AGL Deduction		0
ASSESSED VALUE		6,445,440
TOTAL EXEMPTION VALUE	01	6,445,440
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,445,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,087,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2723/256	7/03/2024	SW	Q	V	05	7,530,000

GRANTOR: RAYDIENT LLC

GRANTEE: NASSAU COUNTY SCHOO

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	009900	C	ACREAGE NON-	0		PD -	E		89.52	AC		1.00	1.00	0.80	90,000.00	72,000.00	6,445,440							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 89.52 Total Land Value: 6,445,440 Market: 0 Agricultural: 0 Common: 6,445,440 PRINTED 07/09/2026 BY SYS