

M&M PROPERTY FLORIDA LLC
PO BOX 773
FERNANDINA BEACH, FL 32035

50-3N-27-4720-0072-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 2		4	
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 4			Tax Dist:					
BUILDING MARKET VALUE					230,133			
TOTAL MARKET OB/XF VALUE					476,047			
TOTAL LAND VALUE - MARKET					436,645			
TOTAL MARKET VALUE					1,142,825			
SOH/AGL Deduction					0			
ASSESSED VALUE					1,142,825			
TOTAL EXEMPTION VALUE					0			
BASE TAXABLE VALUE					1,142,825			
TOTAL JUST VALUE					1,142,825			
NCON VALUE					0			
INCOME VALUE					0			
PREVIOUS YEAR MKT VALUE					1,084,654			
NASSAU PICKLEBALL 365								
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
SU240011098		FREESTANDING IMPA			9,652		09/30/2024	
B240008547		NC FOR PICKLEBALL			198,508		07/23/2024	
B240008548		NC FOR PICKLEBALL			75,681		07/23/2024	
B240008550		NC FOR SHADED PIC			1,187,508		07/23/2024	
B240008549		NC FOR SHADED PIC			2,066,263		07/23/2024	
C0250004742								
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2551/0399		3/25/2022		WD	Q	V	01	475,000
GRANTOR: PROGRESS NORTH FLORID								
GRANTEE: M&M PROPERTY FLORID								
2527/1222		1/06/2022		WD	Q	I	01	225,000
GRANTOR: SWAILS PALMER LAMAR J								
GRANTEE: PROGRESS NORTH FLOR								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2025;LABEL=bathrooms;ORIG=30,10] E20 S12 W20 N12 \$								
SFB=[YR=2025;LABEL=storage;ORIG=30,22] E20 S9 W4 W16 N9 \$								
PT0=[YR=2025;ORIG=46,31] E4 E3 E3 S20 W10 N20 \$								
CAN=[YR=2025;ORIG=27,31] E3 N9 N12 E20 S12 S9 E3 N24 W26 S24 \$								
CAN=[YR=2025;ORIG=67,51] W11 N20 N15 E51 S17 E1 S22 W28 N4								
E23 N32 W36 S24 S8 \$								
BAS=[YR=2025;LABEL=clubhouse + office;ORIG=67,19] E36 S32 W23								
W8 N8 W5 N24 \$								
.								
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR
29,545								
07,100								
Common: 436,645								
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REVIEW DATE 12/19/2024 BY KW Total Acres: 2.15 Total Land Value: 436,645 Market: 0 Agricultural: 0 Common: 436,645 PRINTED 07/09/2026 BY SYS