LOT 29
IN OR 2325/1
FLOOD SURVEY UNR

CARROLL FAMILY TRUST/CARROLL KIMBERLY M TRUSTEE
2657 AMELIA RD
FERNANDINA BEACH, FL 32034

2026

52-3N-27-4890-0029-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

86176 BLADON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	96,300
TOTAL MARKET VALUE	96,300
SOH/AGL Deduction	29,818
ASSESSED VALUE	66,482
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,482
TOTAL JUST VALUE	96,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,950

ALSO OWNS ADJCNT LOT 0028-0010

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2594/0980	10/05/2022	WD	U	V	11	100
GRANTOR: CARROLL JUSTIN M & KI						
GRANTEE: CARROLL FAMILY TRUS						
2325/0001	12/12/2019	SW	Q	I	05	75,000
GRANTOR: LANDRUM JAMES K & CAR						
GRANTEE: CARROLL JUSTIN M &						

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	0007	RM	150.00	245.00	1.07	AC		1.00	1.00	1.00	90,000.00	90,000.00	96,300							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 1.07 Total Land Value: 96,300 Market: 0 Agricultural: 0 Common: 96,300 PRINTED 07/09/2026 BY SYS