



**AGENDA
PLANNING ADVISORY BOARD
WORKSHOP
SEPTEMBER 9, 2019
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. DISCUSSION**
 - 2.1 Staff Presentation and Board Review of PAB applications 2019-14 and 2019-15.**
Information can also be obtained at: www.fbfl.us/mapcorrections
Discussion only, no action to be taken
- 3. BOARD BUSINESS**
- 4. PUBLIC COMMENT**
- 5. ADJOURNMENT**

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.

PLANNING ADVISORY BOARD AGENDA ITEM
City of Fernandina Beach



SUBJECT:

ITEM TYPE: Voluntary Annexation

REQUESTED ACTION:

SYNOPSIS:

CITY ATTORNEY COMMENTS:

Tammi E. Bach, City Attorney

Kelly Gibson, AICP, Planning Director

Submitted By: Samantha Rogic, Planning Technician

Date: August 28, 2019

PAB2019- 0014_____

REC'D: _____ BY: _____

INVOICE #: _____

PAYMENT: _____ TYPE: _____

BOARD MEETING DATE: OCT 2019



PLANNING ADVISORY BOARD APPLICATION

- | | |
|---|--|
| ☐ ZONING MAP AMENDMENT
(≤ 10 acres \$1,000 / > 10 acres \$2,000) | ☐ SUBDIVISION PLAT – PRELIMINARY
(≤ 20 units \$1,000 / > 20 units \$1,600) |
| ☒ LAND USE MAP AMENDMENT
(≤ 10 acres \$1,000 / > 10 acres \$2,000) | ☐ SUBDIVISION PLAT – FINAL (\$850) |
| ☐ LDC TEXT AMENDMENT (\$1,000) | ☐ VACATION OF R.O.W. (\$1,700) |
| ☐ COMP PLAN AMENDMENT (\$1,700) | ☐ VOLUNTARY ANNEXATION (\$1,500) |
| | ☐ Revision to each PAB Application
To offset additional display ad fee (\$400) |

APPLICANT INFORMATION

Owner Name: VARIES - SEE ATTACHED LIST

Mailing Address: _____

Telephone: _____ **Fax:** _____

Email: _____

Agent Name: PLANNING AND CONSERVATION DEPARTMENT

Mailing Address: 204 ASH STREET FERNANDINA BEACH, FL 32034

Telephone: (904) 310-3480 **Fax:** _____

Email: KGIBSON@FBFL.ORG

PROPERTY INFORMATION

Street Address: VARIOUS- SEE ATTACHED LIST

Parcel Identification Number(s): _____

Lot Number: _____ **Block Number:** _____ **Subdivision:** _____

Section: _____ **Township:** _____ **Range:** _____

PROJECT INFORMATION

Total Number of Lots/Parcels: SEE ATTACHED LIST

Less than One (1) acre Sq. Footage: _____ One (1) Acre or Greater: _____

Existing Zoning Classification: VARIES - SEE ATTACHED LIST

Existing Future Land Use Classification: VARIES- SEE ATTACHED LIST

Previous Planning/Zoning Approvals: _____

Description of Request:

MODIFICATION BASED ON DIRECTION PROVIDED THROUGH THE
ADOPTION OF ORDINANCE 2019-05

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

8/28/19 _____
Date Signature of Applicant

STATE OF FLORIDA }
COUNTY OF NASSAU } ss

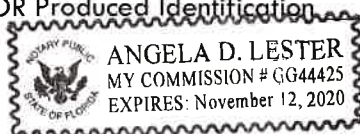
Subscribed and sworn to before me this 28 day of August, 2019.

Angela D. Lester
Notary Public: Signature

Angela D. Lester
Printed Name

11/12/20
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____



FLUM CONFLICT

PIN	Subdivisio	ZoningDist	FutureLand	OWNER_NAME	USEDESC	HOUSE_N	STREET	ST_MD	CHANGE FLUM
00-00-31-1616-0001-0000	RED BAY FOREST	R-1	CONSERVATION	KALISTA JAMES D JR &	SINGLE FAM	510	CITRONA	DR	CONSERVATION TO ALIGN WITH WETLANDS BOUNDARY
00-00-31-1616-0002-0000	RED BAY FOREST	R-1	LOW DENSITY RESIDENTIAL	AUSTIN DAVID BERT	MULTI-FAMI	522	CITRONA	DR	CONSERVATION TO ALIGN WITH WETLANDS BOUNDARY
00-00-31-1616-0003-0000	RED BAY FOREST	R-1	LOW DENSITY RESIDENTIAL	DODD JOHN H & MARGARITA	VACANT	526	CITRONA	DR	CONSERVATION TO ALIGN WITH WETLANDS BOUNDARY
00-00-31-1800-0261-0021	CITY OF FERNANDINA BEACH S/D	MU-1	LOW DENSITY RESIDENTIAL	PAGE DAVID P JR MD & KIMBERLY	OFFICE	212	14TH	ST	MIXED USE
01-2N-28-0000-0002-0000	Not In a Subdivision	CON	MEDIUM DENSITY RESIDENTIAL	CITY OF FERNANDINA BEACH	VAC GOVERN		SIMMON	RD	CONSERVATION
00-00-30-0600-0001-0010	SADLER ESTATES	C-1	GENERAL COMMERCIAL	FERNANDINA BEACH HOTEL GROUP	HOTELS AND	2707	SADLER	RD	SPLIT LAND USE AS CONSERVATION CHANGE TO GENERAL COMMERCIAL
00-00-31-1600-0153-0000	CITRONA SUB	PI-1	LOW DENSITY RESIDENTIAL	SCHOOL BOARD OF NASSAU COUNTY	PUBLIC SCH		HICKORY	ST	PUBLIC & INSTITUTIONAL
00-00-31-1800-0242-10A0	CITY OF FERNANDINA BEACH S/D	R-2	GENERAL COMMERCIAL	HILL SHEILA	SINGLE FAM	1316	BEECH	ST	MEDIUM DENSITY RESIDENTIAL
02-2N-28-0000-0001-0010	Not in a Subdivision	CON	MEDIUM DENSITY RESIDENTIAL	CITY OF FERNANDINA BEACH	VAC GOVERN		X X		CONSERVATION
00-00-31-1180-0015-0000	420 CITRONA DRIVE	R-1	LOW DENSITY RESIDENTIAL/ CONSERVATION (~266 FEET)	BONER, EDWARD E JR	SINGLE FAM	420	CITONA	DR	CHANGE CONSERVATION TO LOW DENSITY RESIDENTIALFOR APPROXIMATELY 466 SQUARE FEET IN SOUTHEAST CORNER OF PROPERTY



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1180-0015-0000

Owner Name BONER EDWARD E JR
Mailing Address PO BOX 15027

FERNANDINA BEACH, FL 32035
Location Address 420 CITRONA DR
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage SINGLE FAM 000100
Deed Acres 3.27
Short Legal LOT 15 IN OR 1194/903 ABDN R/W IN OR 430/704

2019 Preliminary Values (Subject to Change)

Land Value \$183,120
(+) Improved Value \$173,941
(=) Market Value \$357,061
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$31,897
(=) Assessed Value \$325,164
(-) Homestead \$25,000
(-) Additional Exemptions \$0
(=) School Taxable Value \$300,164
(-) Non-School HX & Other Exempt Value \$25,000
(=) County Taxable Value \$275,164



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

Note: 110% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ex
SINGLE FAM	3713	2621	3	2	COMMON

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
2003-12-10	1194 / 903	\$100	PR	U

BONER EDWARD E JR P/R FOR
EDWARD BONER SR
BONER EDWARD E JR



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1616-0001-0000

Owner Name KALISTA JAMES D JR &
Mailing Address MOFFITT LAURA JEAN (H&W)
510 CITRONA DR
FERNANDINA BEACH, FL 32034
Location Address 510 CITRONA DR
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage SINGLE FAM 000100
Deed Acres 0
Short Legal LOT 1 (EX S-1) IN OR 1936/430 ESMT OR 519/834

2019 Preliminary Values (Subject to Change)

Land Value \$85,000
(+) Improved Value \$208,198
(=) Market Value \$293,198
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$24,552
(=) Assessed Value \$268,646
(-) Homestead \$25,000
(-) Additional Exemptions \$5,000
(=) School Taxable Value \$238,646
(-) Non-School HX & Other Exempt Value \$25,000
(=) County Taxable Value \$213,646

Note: +12% Cap does not apply to School Taxable Value



Map This Parcel



GIS Report



Property Record Card



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PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
SINGLE FAM	3964	2596	3	2.5	AVERAG

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2014-08-22	1936 / 430	\$100	QC	U	Y	KALISTA JAMES D JR & LAURA JEAN MOFFITT	KALISTA JAMES D JR & LAURA JEAN MOFFITT



PROPERTY INFORMATION

Parcel Number 00-00-31-1616-0002-0000

Owner Name AUSTIN DAVID BERT

Mailing Address P O BOX 15602

Location Address FERNANDINA BEACH, FL 32035

522 CITRONA DR

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Millage 20.3245

Homestead Yes

Property Usage MULTI-FAMI 000800

Deed Acres 0

Short Legal LOT 2 (EX S-1) IN OR 729/165 RED BAY FOREST PB 5/138

2019 Preliminary Values (Subject to Change)

Land Value	\$68,000
(+) Improved Value	\$167,768
(=) Market Value	\$235,768
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$8,191
(=) Assessed Value	\$227,577
(-) Homestead	\$25,000
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$202,577
(-) Non-School HX & Other Exempt Value	\$25,000
(=) County Taxable Value	\$177,577



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Property Record Card



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Note: 12% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TRI/QUAD	4996	4512	6	4	CEDAR

SALES INFO

Sale Date	Book Page	Price	Instr	Qual		
1995-05-05	729 / 165	\$25,000	WD	U	Y	PARSONS WILLARD & PATRICIA AUSTIN DAVID BERT
1994-06-24	707 / 1982	\$12,000	WD	U	N	AUSTIN DAVID BERT 1/2 INT PARSONS WILLARD & PATRICIA 1/2 INT



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1616-0003-0000

Owner Name DODD JOHN H & MARGARITA

Mailing Address 2775 RACHEL AVE

Location Address FERNANDINA BEACH, FL 32034

526 CITRONA DR

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Millage 20.3245

Homestead No

Property Usage VACANT 000000

Deed Acres 0

Short Legal LOT 3 (EX S-1 & S-2) IN OR 1175/1761 RED BAY FOREST PB 5/138

2019 Preliminary Values (Subject to Change)

Land Value \$199,800

(+) Improved Value \$0

(=) **Market Value** **\$199,800**

(-) Agricultural Classification \$0

(-) SOH or Non-Hx* Capped Savings \$

(=) **Assessed Value** **\$74,800**

(-) Homestead \$0

(-) Additional Exemptions \$0

(=) School Taxable Value \$199,800

(-) Non-School HX & Other Exempt Value \$0

(=) **County Taxable Value** **\$74,800**

Note: -10% Cap does not apply to School Taxable Value



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GIS Report



Property Record Card



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PARCEL MAP



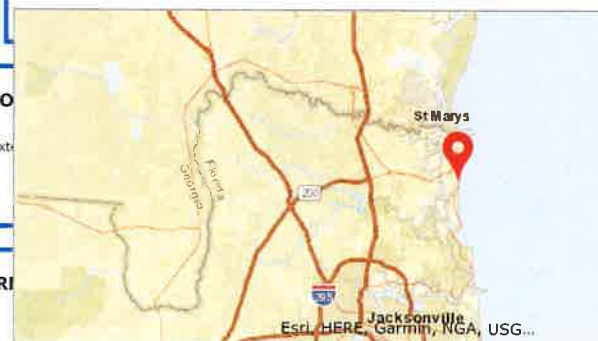
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ex
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SALES INFO

Sale Date	Book Page	Price	Instr	Qual
2003-09-29	1175 / 1761	\$53,500	WD	Q

THE YOUNG MEN'S CHRISTIAN
ASSOCIATION OF FL

DODD JOHN H & MARGARITA



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0261-0021

Owner Name PAGE DAVID P JR MD & KIMBERLY

Mailing Address 1702 ATLANTIC AVE

Location Address FERNANDINA BEACH, FL 32034

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Millage 20.3245

Homestead No

Property Usage MULTI-FAMI 000800

Deed Acres 0

Short Legal BLOCK 261 N 54 FT OF LOT 2 EX OR 212 PG 640 & EX OR 297 PG 338 (5-3)

2019 Preliminary Values (Subject to Change)

Land Value	\$27,792
(+) Improved Value	\$103,882
(=) Market Value	\$131,674
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$
(=) Assessed Value	\$131,343
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$131,674
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$131,343



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GIS Report



Property Record Card



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Note - *12% Cap does not apply to School Taxable Value

PARCEL MAP



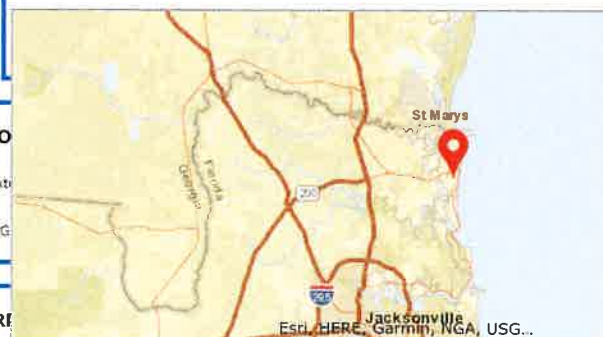
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
DUPLEX RES	1337	1197	3	2	AVERAG

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2015-10-15	2011 / 78	\$135,000	WD	Q	Y	PURPLE CREEK LLC	PAGE DAVID P JR MD & KIMBERLY P
2011-06-01	1741 / 981	\$100	WD	U	Y	HALCYON HOUSE PARTNERS LP	PURPLE CREEK LLC



PROPERTY INFORMATION

Parcel Number 01-2N-28-0000-0002-0000

Owner Name CITY OF FERNANDINA BEACH
 Mailing Address 204 ASH STREET
 FERNANDINA BEACH, FL 32034
 Location Address SIMMON RD
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead Yes
 Property Usage VAC GOVERN 008000
 Deed Acres 2.28
 Short Legal PT OR 740/666

2019 Preliminary Values (Subject to Change)

Land Value \$28,500
 (+) Improved Value \$0
 (=) **Market Value** **\$28,500**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$
 (=) **Assessed Value** **\$13,307**
 (-) Homestead \$0
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$0
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** **\$0**



Map This Parcel



GIS Report



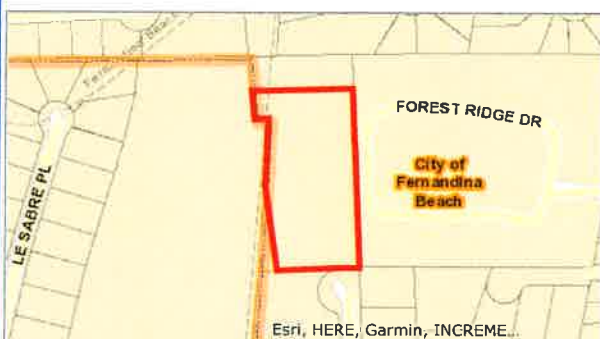
Property Record Card



Print Friendly Page

Note - 12% Cap does not apply to School Taxable Value

PARCEL MAP



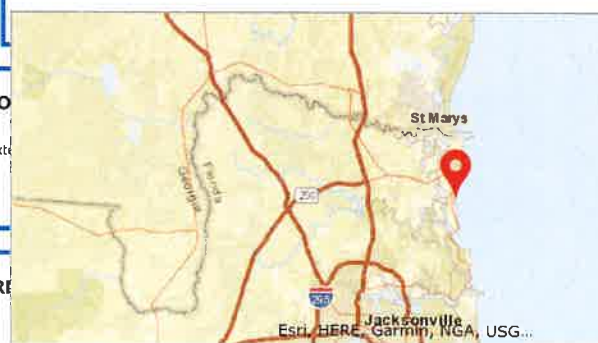
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
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SALES INFO

Sale Date	Book Page	Price	Instr	Qual
1995-09-29	740 / 666	\$100	QC	U
1992-11-18	670 / 1137	\$240,000	WD	U
1991-07-16	631 / 310	\$100	WD	U

Buyer	Seller
ALMAND AMOS F & DORIS J	CITY OF FDNA BEACH
RESOLUTION TRST CORP	ALMOND AMOS F JR & D
FDNA BCH INVEST PRSP	RESOLUTION TRUST



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-30-0600-0001-0010

Owner Name FERNANDINA BEACH HOTEL GROUP
Mailing Address LLC
2707 SADLER RD
FERNANDINA BEACH, FL 32034
Location Address 2707 SADLER RD
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead No
Property Usage HOTELS AND 003900
Deed Acres 0
Short Legal BLOCK 1 PT LOT 1 & 2 ALL OF LOTS 3-5 & 14-9 OF 20-3N-29 IN OR
1177/1531

2019 Preliminary Values (Subject to Change)

Land Value \$1,487,160
(+) Improved Value \$6,774,840
(=) Market Value \$8,262,000
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$
(=) Assessed Value \$5,629,073
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$8,262,000
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$5,629,073



Map This Parcel



GIS Report



Property Record Card



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Note: +10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
HOTEL AVG	14764	9456	0	0	C B STUCCO

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee



PROPERTY INFORMATION

Parcel Number 00-00-31-1600-0153-0000

Owner Name SCHOOL BOARD OF NASSAU COUNTY
 Mailing Address 1201 ATLANTIC AVENUE
 Location Address FERNANDINA BEACH, FL 32034
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead Yes
 Property Usage PUBLIC SCH 008300
 Deed Acres 9.75
 Short Legal LOTS 153,175,198 & 219 OUTLOTS S/D OF SEC 26-3N-28E
 UNRECORDED

2019 Preliminary Values (Subject to Change)

Land Value \$292,500
 (+) Improved Value \$17,832
 (=) **Market Value** **\$310,332**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$
 (=) **Assessed Value** **\$310,332**
 (-) Homestead \$0
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$0
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** **\$0**



Map This Parcel



GIS Report



Property Record Card



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Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
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SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp
1969-08-20	94 / 569	\$21,500	WD	U	Y

Grantor	Grantee
FERNANDINA DOCK & REALTY COMPANY	SCHOOL BOARD OF NASSAU COUNTY



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0242-10A0

Owner Name HILL SHEILA
 Mailing Address 1316 BEECH ST
 FERNANDINA BEACH, FL 32034
 Location Address 1316 BEECH ST
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead Yes
 Property Usage SINGLE FAM 000100
 Deed Acres 0
 Short Legal BLOCK 242 SUB A OF LOT 10 OR 1588/1490 CASE #08-CP-165 IN
 OR 1594/78 & 80

2019 Preliminary Values (Subject to Change)

Land Value \$34,680
 (+) Improved Value \$37,978
 (=) **Market Value** **\$72,658**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$35,812
 (=) **Assessed Value** **\$36,846**
 (-) Homestead \$25,000
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$11,846
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** **\$11,846**



Map This Parcel



GIS Report



Property Record Card



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Note: +12% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP

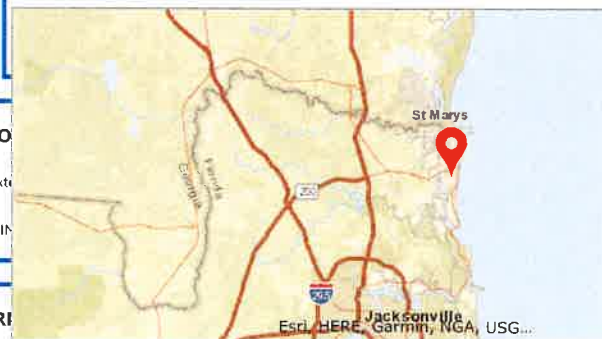


PROPERTY PHOTO



If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
SINGLE FAM	1332	1176	3	1	ASB SIDING

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2008-11-20	1598 / 78	\$100	QC	U	Y	HILL MICHAEL	HILL SHEILA
2008-11-20	1594 / 80	\$100	QC	U	Y	HILL RONALD H	HILL SHEILA



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 02-2N-28-0000-0001-0010

Owner Name CITY OF FERNANDINA BEACH
Mailing Address 204 ASH STREET
Location Address FERNANDINA BEACH, FL 32034
Tax District FERNANDINA BEACH 32034
Millage 20.3245
Homestead Yes
Property Usage VAC GOVERN 008000
Deed Acres 0.25
Short Legal ALL OF SEC INSIDE CITY LIMITS PT OR 740/666 ESMT IN OR 701/1055

2019 Preliminary Values (Subject to Change)

Land Value \$3,125
(+) Improved Value \$0
(=) Market Value \$3,125
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$
(=) Assessed Value \$2,918
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$0
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$0



Map This Parcel



GIS Report



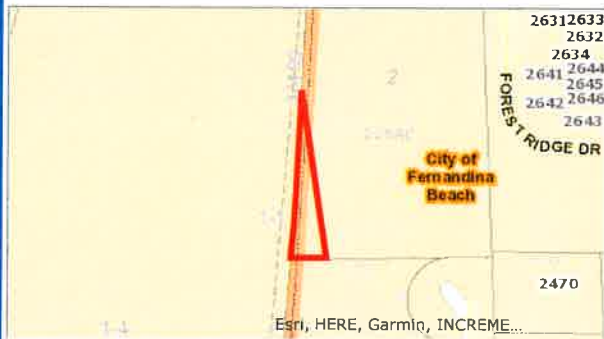
Property Record Card



Print Friendly Page

Note: 19% Cap. Inc. not apply to School Taxable Value

PARCEL MAP



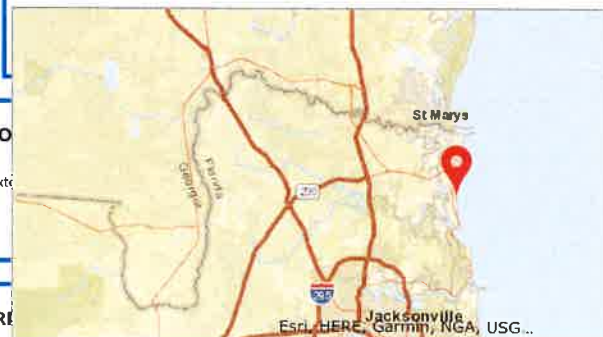
2019 AERIAL MAP



PROPERTY PHOTO

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LOCATION MAP



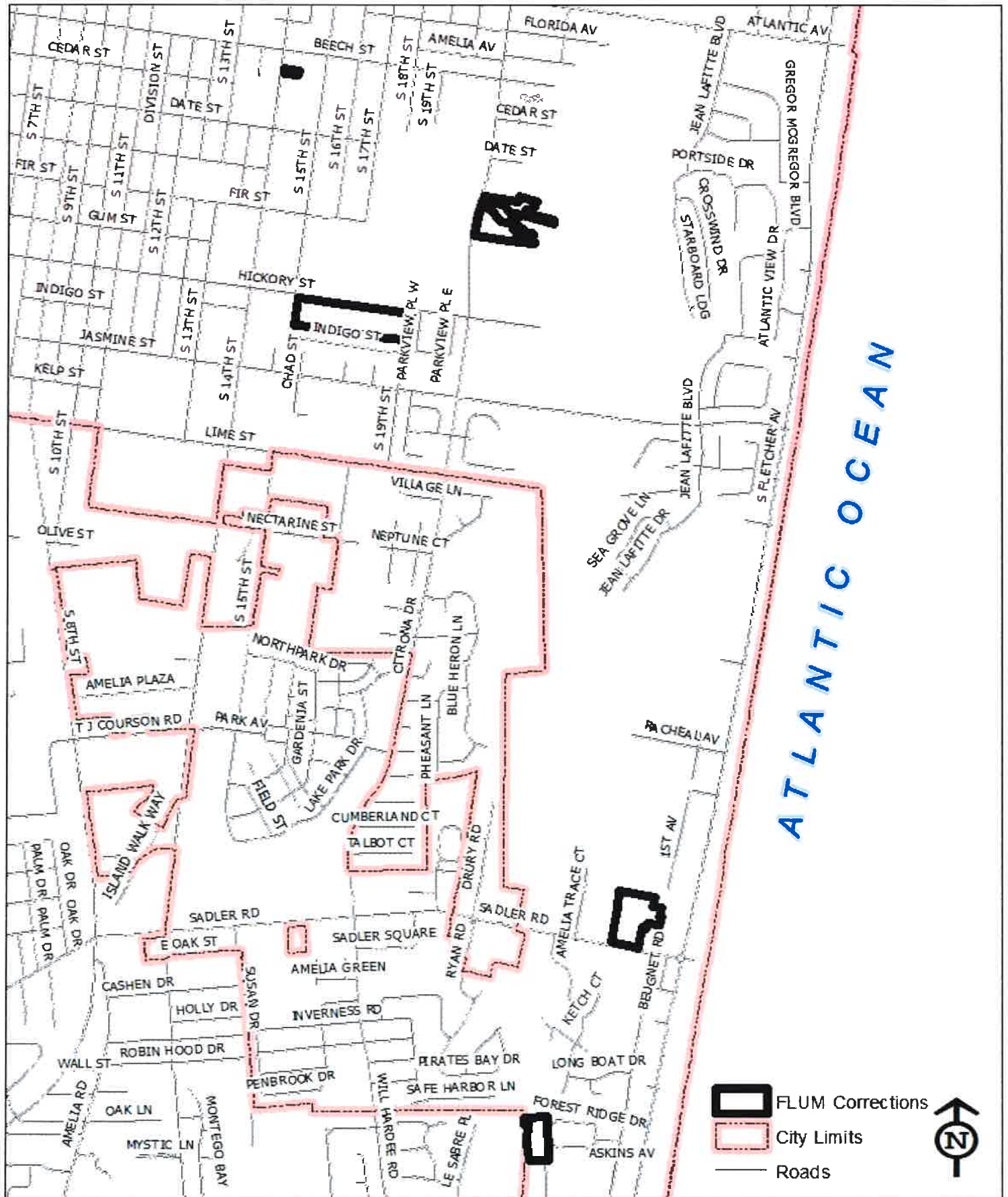
BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
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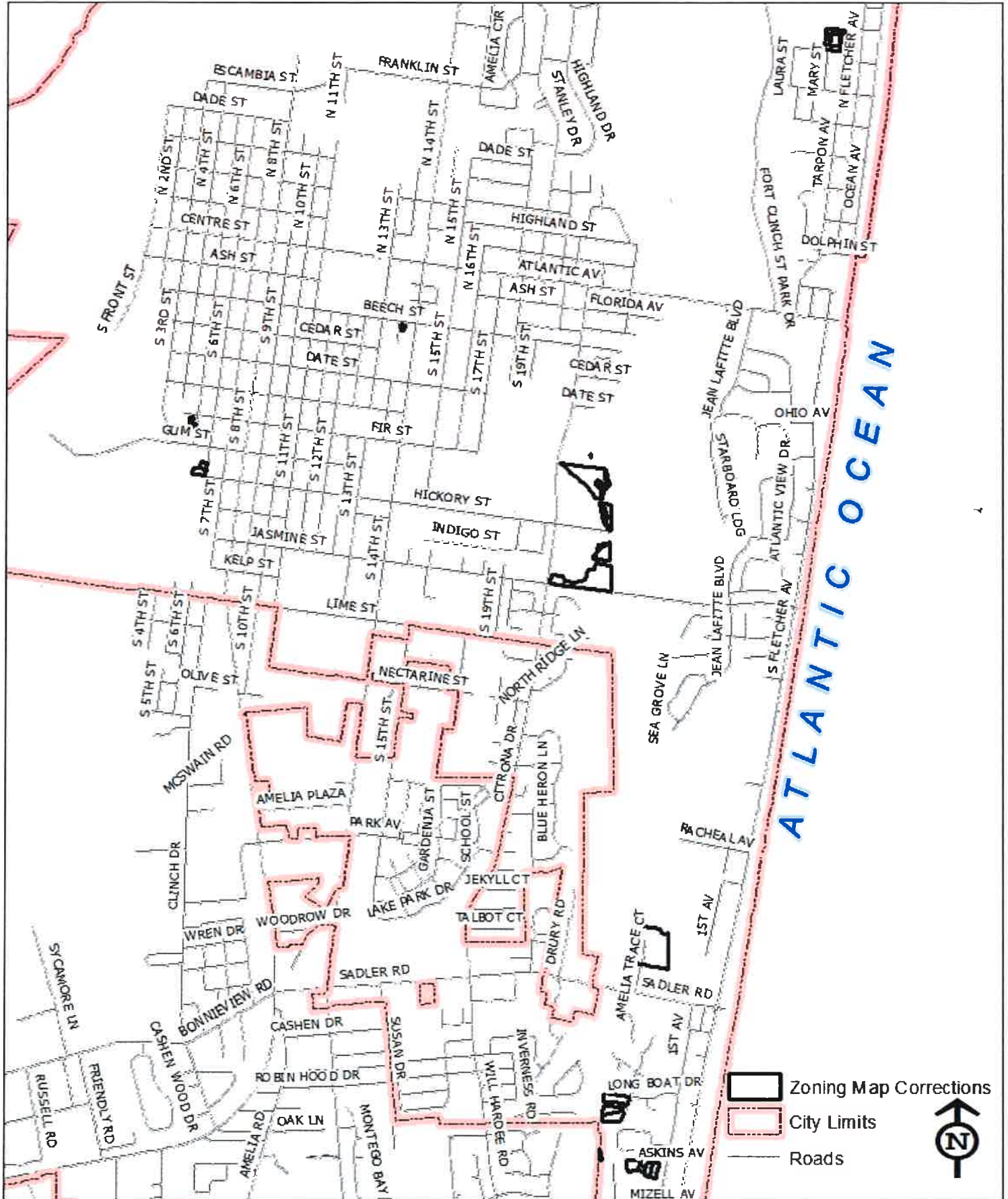
SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
1995-09-29	730 / 666	\$100	QC	U	N	ALMAND AMOS F JR & DORIS J	CITY OF FDNA BEACH
1992-11-18	670 / 1137	\$240,000	WD	U	N	RESOLUTION TRST CORP	ALMAOND AMOS F JR

FUTURE LAND USE MAP AMENDMENTS CONFLICTS ONLY



ZONING MAP AMENDMENTS CONFLICTS ONLY



PAB2019- 0015

REC'D: _____ BY: _____

INVOICE #: _____

PAYMENT: _____ TYPE: _____

BOARD MEETING DATE: OCT 2019



PLANNING ADVISORY BOARD APPLICATION

- | | |
|--|---|
| ☒ ZONING MAP AMENDMENT
(≤ 10 acres \$1,000 / > 10 acres \$2,000) | ☐ SUBDIVISION PLAT – PRELIMINARY
(≤ 20 units \$1,000 / > 20 units \$1,600) |
| ☐ LAND USE MAP AMENDMENT
(≤ 10 acres \$1,000 / > 10 acres \$2,000) | ☐ SUBDIVISION PLAT – FINAL (\$850) |
| ☐ LDC TEXT AMENDMENT (\$1,000) | ☐ VACATION OF R.O.W. (\$1,700) |
| ☐ COMP PLAN AMENDMENT (\$1,700) | ☐ VOLUNTARY ANNEXATION (\$1,500) |
| | ☐ Revision to each PAB Application
To offset additional display ad fee (\$400) |

APPLICANT INFORMATION

Owner Name: VARIES- SEE ATTACHED

Mailing Address: _____

Telephone: _____ **Fax:** _____

Email: _____

Agent Name: PLANNING AND CONSERVATION DEPARTMENT

Mailing Address: 204 ASH STREET FERNANDINA BEACH, FL 32034

Telephone: (904) 310-3480 **Fax:** _____

Email: KGIBSON@FBFL.ORG

PROPERTY INFORMATION

Street Address: VARIOUS- SEE ATTACHED LIST

Parcel Identification Number(s): _____

Lot Number: _____ **Block Number:** _____ **Subdivision:** _____

Section: _____ **Township:** _____ **Range:** _____

PROJECT INFORMATION

Total Number of Lots/Parcels: SEE ATTACHED LIST

Less than One (1) acre Sq. Footage: _____ One (1) Acre or Greater: _____

Existing Zoning Classification: VARIES - SEE ATTACHED LIST

Existing Future Land Use Classification: VARIES- SEE ATTACHED LIST

Previous Planning/Zoning Approvals: _____

Description of Request:

MODIFICATION BASED ON DIRECTION PROVIDED THROUGH THE
ADOPTION OF ORDINANCE 2019-05

SIGNATURE/NOTARY

The undersigned states the above information is true and correct as (s)he is informed and believes.

8/28/19 Angela D. Lester
Date Signature of Applicant

STATE OF FLORIDA }
 ss }
COUNTY OF NASSAU

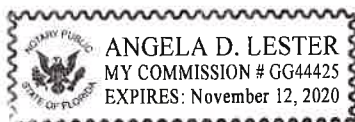
Subscribed and sworn to before me this 28 day of August, 2019.

Angela D. Lester
Notary Public: Signature

Angela D. Lester
Printed Name

11/12/20
My Commission Expires

Personally Known X OR Produced Identification _____ ID Produced: _____



ZONING CONFLICT

PIN	Subdivisio	ZoningDist	FutureLand	OWNER_NAME	USEDESC	HOUSE_NO	STREET	ST_MD	CHANGE FLUM	CHANGE ZONING
00-00-31-1014-0001-0000	AMELIA HEIGHTS SUBDIVISION	R-3	MEDIUM DENSITY RESIDENTIAL	AMELIA COMMERCIAL PROPERTIES	VACANT		ASKINS	ST		R-2
00-00-31-1014-0002-0000	AMELIA HEIGHTS SUBDIVISION	R-3	MEDIUM DENSITY RESIDENTIAL	AMELIA COMMERCIAL PROPERTIES	VACANT		ASKINS	ST		R-2
00-00-31-1014-0003-0000	AMELIA HEIGHTS SUBDIVISION	R-3	MEDIUM DENSITY RESIDENTIAL	AMELIA COMMERCIAL PROPERTIES	VACANT		ASKINS	ST		R-2
00-00-31-1014-0004-0000	AMELIA HEIGHTS SUBDIVISION	R-3	MEDIUM DENSITY RESIDENTIAL	AMELIA COMMERCIAL PROPERTIES	VACANT		ASKINS	ST		R-2
00-00-31-1180-0017-0050	CITRONA SUB	R-1	CONSERVATION	CITY OF FERNANDINA BEACH	MUNICIPAL		GUM	ST		CON
00-00-31-1180-0017-0060	CITRONA SUB	R-1	CONSERVATION	CITY OF FERNANDINA BEACH	MUNICIPAL		GUM	ST		CON
00-00-31-1180-0018-0010	CITRONA SUB	R-1	CONSERVATION	STATE OF FLORIDA DEPARTMENT	VAC GOVERN		GUM	ST		CON
00-00-31-1180-0018-0030	CITRONA SUB	R-1	CONSERVATION	CITY OF FERNANDINA BEACH	MUNICIPAL		GUM	ST		CON
00-00-31-1180-0018-0040	CITRONA SUB	R-1	CONSERVATION	CITY OF FERNANDINA BEACH	MUNICIPAL		GUM	ST		CON
00-00-31-1180-0022-0010	CITRONA SUB	R-1	CONSERVATION	SEALS & ASSOCIATES INC	VACANT		CITRONA	DR		CON
00-00-31-1470-0001-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	CECIL BRYANT & KIMBERLY	SINGLE FAM	925	TARPON	AVE		R-3
00-00-31-1470-0002-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	LANGLOIS JOSEPH R D JR	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0003-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	WILDES JAMES L JR & MARY G	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0004-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	GERMANO DORIS B	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0005-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	TUKEVA JANICE L &	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0006-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	SHEEN MARIE L M	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0007-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	ALTA TRUST	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0008-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	DADDARIO JOSEPH E	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0009-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	HELWIG WAYNE	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-000A-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	NORTH POINTE OF FERNANDINA	COMMON S/D		TARPON	AV		R-3
00-00-31-1470-000B-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	NORTH POINTE OF FERNANDINA	COMMON S/D		TARPON	AV		R-3
00-00-31-1470-0010-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	DILEO FRANK	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0011-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	CARR HOUSTON H	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0012-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	HOLDEN SYDNEY B	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0013-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	LEWIS RITCHIE N SR & SHEILA M	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0014-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	BUTLER JEFFREY M & PAULA T	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0015-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	COSGROVE GREGORY J &	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0016-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	SCRUGGS SETH A (50%) &	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0017-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	BELLINGER JOSEPH N JR & BRENDA	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0018-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	WHITE SHIRLEY L &	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0019-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	KASUN DAVID M	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0020-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	LEE MARTHA R	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0021-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	GIBSON CLAUDIA G	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0022-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	DAVIS JAMES & RICHARD(3/9INT)&	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0023-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	CAFFEE KENNETH DAVID & DIANE M	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0024-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	DAWSON KATHY S	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0025-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	PARTUS FREDERICK PAUL TRUSTEE	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0026-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	DUCHEN RICHARD L & JEANNE P	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0027-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	WEISFELD ELINOR	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0028-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	LEMACKS STANLEY R	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0029-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	ELLIOTT CHARLES S & KATHLEEN L	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-0030-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	THUEMLING THOMAS G	SINGLE FAM	925	TARPON	AV		R-3
00-00-31-1470-00E1-0000	NORTH POINTE	R-2	HIGH DENSITY RESIDENTIAL	NORTH POINTE HOMEOWNERS	COMMON S/D		TARPON	AV		R-3
00-00-31-1616-0003-0020	RED BAY FOREST	R-1	CONSERVATION	STATE OF FLORIDA DEPARTMENT	VAC GOVERN		CITRONA	DR		CON
00-00-31-1652-0012-0000	THE RESIDENCE AT AMELIA LANDINGS		MEDIUM DENSITY RESIDENTIAL	HUTZELL CRAIG L & MARY KAY	SINGLE FAM	2309	OFF SHOR	CT		CON TO ALIGN WITH WETLANDS AND PLAT MAP
00-00-31-1652-0015-0000	THE RESIDENCE AT AMELIA LANDINGS	R-2	CONSERVATION	MCADAMS JANE	SINGLE FAM	2329	OFF SHOR	CT		CON TO ALIGN WITH WETLANDS AND PLAT MAP
00-00-31-1652-0016-0000	THE RESIDENCE AT AMELIA LANDINGS	R-2	CONSERVATION	OLIVER SHARON D	SINGLE FAM	2347	OFF SHOR	CT		CON TO ALIGN WITH WETLANDS AND PLAT MAP
00-00-31-1800-0287-0002	CITY OF FERNANDINA BEACH S/D	I-1	MEDIUM DENSITY RESIDENTIAL	MILLER MATTHEW & JOELYNN	VACANT IND		S 5TH	ST		R-2
00-00-31-1800-0287-0130	CITY OF FERNANDINA BEACH S/D	I-1	MEDIUM DENSITY RESIDENTIAL	MILLER MATTHEW & JOELYNN	VACANT IND	615	5TH	ST		R-2
00-00-31-1800-0287-0150	CITY OF FERNANDINA BEACH S/D	I-1	MEDIUM DENSITY RESIDENTIAL	MILLER MATTHEW & JOELYNN	VACANT	410	FIR	ST		R-2

ZONING CONFLICT

R-2		ST	6TH	731	SINGLE FAM	YORK WAYNE & BETTY R	MEDIUM DENSITY RESIDENTIAL	I-1	MEDIUM DENSITY RESIDENTIAL
R-2		ST	6TH	715	SINGLE FAM	WALKER GERALDINE	MEDIUM DENSITY RESIDENTIAL	I-1	CITY OF FERNANDINA BEACH S/D
C-1		CT	AMELIA TR	1900	RETIREMENT	SLM AMELIA ISLAND LLC	GENERAL COMMERCIAL	MU-1	Not in a Subdivision
CON		CR	SHELL COV		COMMON S/D	SHELL COVE HOMEOWNERS ASSC INC	CONSERVATION	R-1	CITRONA
CON		CR	SHELL COV		COMMON S/D	SHELL COVE HOMEOWNERS ASSC INC	CONSERVATION	R-1	CITRONA
CON		CR	SHELL COV		COMMON S/D	SHELL COVE HOMEOWNERS ASSC INC	CONSERVATION	R-1	CITRONA
CON		ST	GUM		MUNICIPAL	CITY OF FERNANDINA BEACH	CONSERVATION	R-1	CITRONA SUB
ORDINANCE CONFLICT 04-35 - Mapping drawn incorrectly		ST	S 3RD	402	SINGLE FAM	BUCHANAN DIANA L	MIXED USE/ MEDIUM DENSITY RESIDENTIAL	MU-1/ R-2	CITY OF FERNANDINA BEACH S/D
ORDINANCE CONFLICT 04-35 - Mapping drawn incorrectly		ST	S 3RD	324	S 3RD	KOHLMAN DOUGLAS SCOTT	MIXED USE/ MEDIUM DENSITY RESIDENTIAL	MU-1/ R-2	CITY OF FERNANDINA BEACH S/D



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1014-0001-0000

Owner Name AMELIA COMMERCIAL PROPERTIES

Mailing Address LLC
PO BOX 471

Location Address FERNANDINA BEACH, FL 320350471
ASKINS ST

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Millage 20.3245

Homestead No

Property Usage VACANT 000000

Deed Acres 0

Short Legal LOT 1 PT OR 2191/1014 AMELIA HEIGHTS SUB PB 5/169

2019 Preliminary Values (Subject to Change)

Land Value	\$85,000
(+) Improved Value	\$0
(=) Market Value	\$85,000
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$
(=) Assessed Value	\$85,000
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$85,000
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$85,000



Map This Parcel



GIS Report



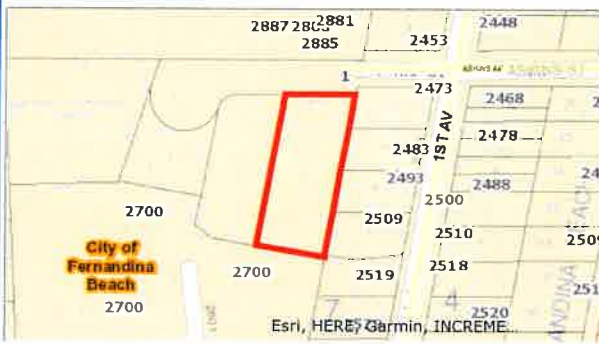
Property Record Card



Print Friendly Page

Note: -13% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
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SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2018-04-20	2191 / 1014	\$100	QC	U	N	O'CONNER JAMES PRATT ET AL	AMELIA COMMERCIAL PROPERTIES LLC



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1014-0002-0000

Owner Name AMELIA COMMERCIAL PROPERTIES

Mailing Address LLC
PO BOX 471

Location Address FERNANDINA BEACH, FL 320350471

ASKINS ST
FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Millage 20.3245

Homestead No

Property Usage VACANT 000000

Deed Acres 0

Short Legal LOT 2 PT OR 2191/1014 AMELIA HEIGHTS SUB PB 5/169

2019 Preliminary Values (Subject to Change)

Land Value	\$75,000
(+) Improved Value	\$0
(=) Market Value	\$75,000
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$
(=) Assessed Value	\$75,000
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$75,000
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$75,000



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

Note: -10% Cap does not apply to School Taxable Value

PARCEL MAP



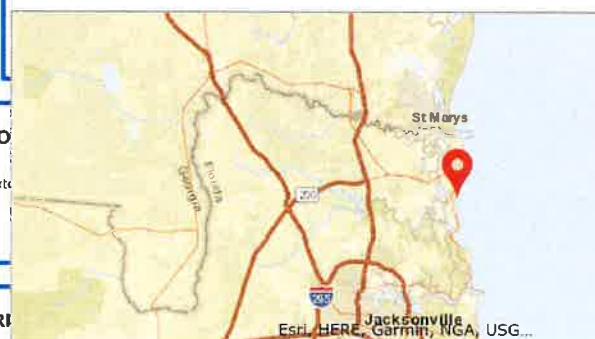
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2018-04-20	2191 / 1014	\$100	QC	U	N	O'CONNER JAMES PRATT ET AL	AMELIA COMMERCIAL PROPERTIES LLC



PROPERTY INFORMATION

Parcel Number 00-00-31-1014-0003-0000

Owner Name AMELIA COMMERCIAL PROPERTIES
 Mailing Address LLC
 PO BOX 471
 FERNANDINA BEACH, FL 320350471
 Location Address ASKINS ST
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage VACANT 000000
 Deed Acres 0
 Short Legal LOT 3 PT OR 2191/1014 AMELIA HEIGHTS SUB PB 5/169

2019 Preliminary Values (Subject to Change)

Land Value \$50,000
 (+) Improved Value \$0
 (=) **Market Value** **\$50,000**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$
 (=) **Assessed Value** **\$50,000**
 (-) Homestead \$0
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$50,000
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** **\$50,000**



Map This Parcel



GIS Report



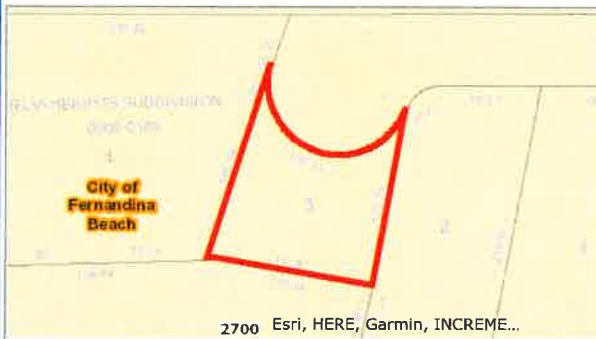
Property Record Card



Print Friendly Page

Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP



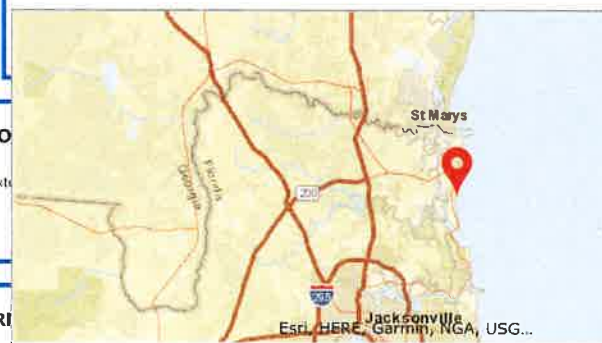
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
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SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2018-04-20	2191 / 1014	\$100	QC	U	N	O'CONNER JAMES PRATT ET AL	AMELIA COMMERCIAL PROPERTIES LLC



PROPERTY INFORMATION

Parcel Number 00-00-31-1014-0004-0000

Owner Name AMELIA COMMERCIAL PROPERTIES
 Mailing Address LLC
 PO BOX 471
 FERNANDINA BEACH, FL 320350471
 Location Address ASKINS ST
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage VACANT 000000
 Deed Acres 0
 Short Legal LOT 4 PT OR 2191/1014 AMELIA HEIGHTS SUB PB 5/169

2019 Preliminary Values (Subject to Change)

Land Value \$85,000
 (+) Improved Value \$0
 (=) **Market Value** **\$85,000**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$
 (=) **Assessed Value** **\$85,000**
 (-) Homestead \$0
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$85,000
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** **\$85,000**



Map This Parcel



GIS Report



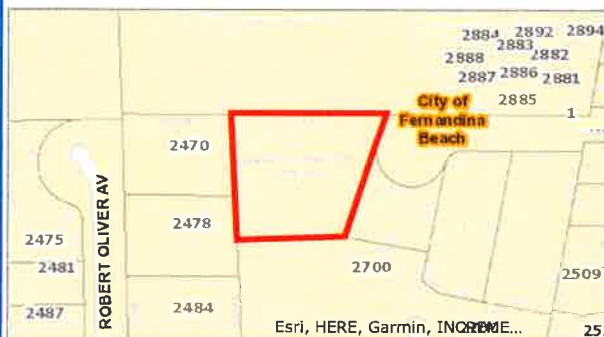
Property Record Card



Print Friendly Page

Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP



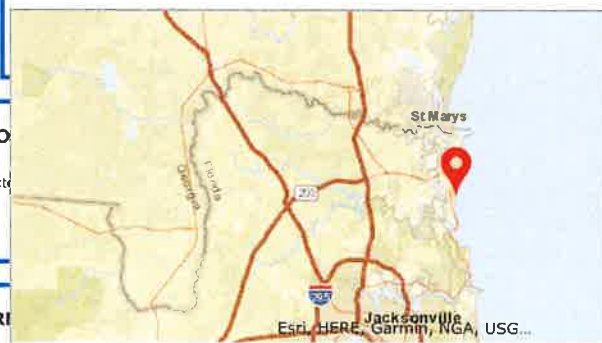
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2018-04-20	2191 / 1014	\$100	QC	U	N	O'CONNER JAMES PRATT ET AL	AMELIA COMMERCIAL PROPERTIES LLC



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1180-0017-0050

Owner Name CITY OF FERNANDINA BEACH
Mailing Address 204 ASH STREET
Location Address FERNANDINA BEACH, FL 32304
GUM ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage MUNICIPAL 008900
Deed Acres 0.56
Short Legal PT LOT 17 IN OR 2185/1437 CITRONA S/D OF SEC 28-3N-28E UNR

2019 Preliminary Values (Subject to Change)

Land Value	\$	 Map This Parcel
(+) Improved Value	\$0	
(=) Market Value	\$100	
(-) Agricultural Classification	\$0	
(-) SOH or Non-Hx* Capped Savings	\$	
(=) Assessed Value	\$100	 GIS Report
(-) Homestead	\$0	
(-) Additional Exemptions	\$	 Property Record Card
(=) School Taxable Value	\$0	
(-) Non-School HX & Other Exempt Value	\$	 Print Friendly Page
(=) County Taxable Value	\$0	

Note: 112% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Extra
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SALES INFO

Sale Date	Book Page	Price	Instr	Qual
2018-03-20	2185 / 1437	\$0	MS	U



PROPERTY INFORMATION

Parcel Number 00-00-31-1180-0017-0060

Owner Name CITY OF FERNANDINA BEACH

Mailing Address 204 ASH STREET

Location Address FERNANDINA BEACH, FL 32034

GUM ST

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Millage 20.3245

Homestead Yes

Property Usage MUNICIPAL 008900

Deed Acres 3.63

Short Legal PT LOT 17 IN OR 2185/1446 CITRONA S/D OF SEC 28-3N-28E UNR

2019 Preliminary Values (Subject to Change)

Land Value	\$
(+) Improved Value	\$0
(=) Market Value	\$363
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$
(=) Assessed Value	\$363
(-) Homestead	\$0
(-) Additional Exemptions	\$
(=) School Taxable Value	\$0
(-) Non-School HX & Other Exempt Value	\$
(=) County Taxable Value	\$0



Map This Parcel



GIS Report



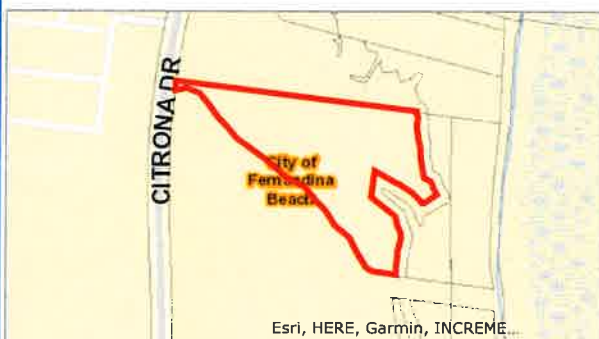
Property Record Card



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Note - *13.5 Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ex
------	------------	-------------	----------	-------	------------

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
2018-03-20	2185 / 1446	\$0	MS	U



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1180-0018-0010

Owner Name STATE OF FLORIDA DEPARTMENT
Mailing Address OF TRANSPORTATION
1109 SOUTH MARION AVENUE
LAKE CITY, FL 320255874
Location Address GUM ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage VAC GOVERN 008000
Deed Acres 0.64
Short Legal PT LOT 18 IN OR 1128/1917 BEING PARCEL "B13-A" CITRONA S/D
UNR

2019 Preliminary Values (Subject to Change)

Land Value \$100
(+) Improved Value \$0
(=) Market Value \$100
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$
(=) Assessed Value \$100
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$0
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$0

Note: *10% Cap does not apply to School Taxable Value



Map This Parcel



GIS Report



Property Record Card

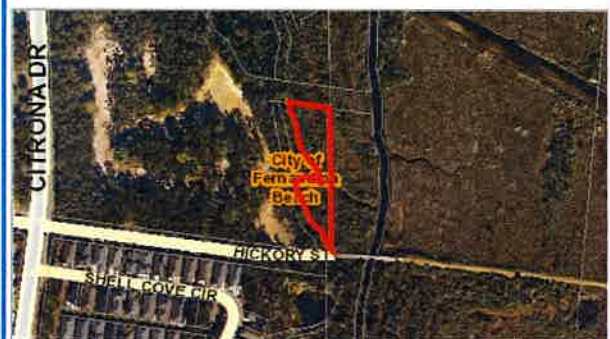


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PARCEL MAP



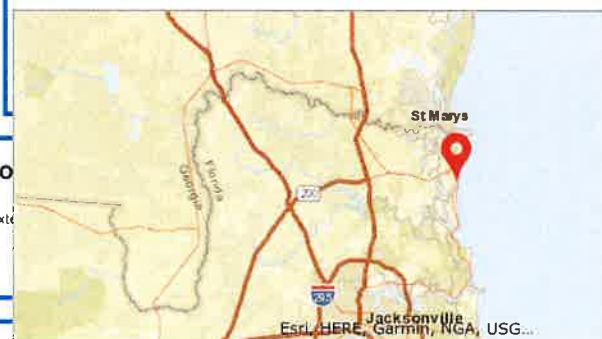
2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassaufpa.com

LOCATION MAP

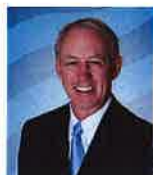


BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1180-0018-0030

Owner Name CITY OF FERNANDINA BEACH

Mailing Address 204 ASH STREET

FERNANDINA BEACH, FL 32304

Location Address GUM ST

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Millage 20.3245

Homestead Yes

Property Usage MUNICIPAL 008900

Deed Acres 0.36

Short Legal PT LOT 18 IN OR 2185/1437 CITRONA S/D OF SEC 28-3N-28E UNR

2019 Preliminary Values (Subject to Change)

Land Value	\$	
(+) Improved Value	\$0	Map This Parcel
(=) Market Value	\$100	
(-) Agricultural Classification	\$0	GIS Report
(-) SOH or Non-Hx* Capped Savings	\$	
(=) Assessed Value	\$100	Property Record Card
(-) Homestead	\$0	
(-) Additional Exemptions	\$	Print Friendly Page
(=) School Taxable Value	\$0	
(-) Non-School HX & Other Exempt Value	\$	
(=) County Taxable Value	\$0	

Note: +13% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
2018-03-20	2185 / 1437	\$0	MS	U



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1180-0018-0040

Owner Name CITY OF FERNANDINA BEACH
Mailing Address 204 ASH STREET
FERNANDINA BEACH, FL 32034
Location Address GUM ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage MUNICIPAL 008900
Deed Acres 0.13
Short Legal PT LOT 18 IN OR 2185/1446 CITRONA S/D OF SEC 28-3N-28E UNR

2019 Preliminary Values (Subject to Change)

Land Value	\$		Map This Parcel
(+) Improved Value	\$0		
(=) Market Value	\$100		GIS Report
(-) Agricultural Classification	\$0		
(-) SOH or Non-Hx* Capped Savings	\$		Property Record Card
(=) Assessed Value	\$100		
(-) Homestead	\$0		Print Friendly Page
(-) Additional Exemptions	\$		
(=) School Taxable Value	\$0		
(-) Non-School HX & Other Exempt Value	\$		
(=) County Taxable Value	\$0		

Note - 112% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
2018-03-20	2185 / 1446	\$0	MS	U



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1180-0022-0010

Owner Name SEALS & ASSOCIATES INC
Mailing Address 300 WILLOW BEND ROAD #200
PEACHTREE CITY, GA 302693349
Location Address CITRONA DR
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead No
Property Usage VACANT 000000
Deed Acres 4.34
Short Legal PT OF LOTS 22 & 23 IN OR 2009/1932 CITRONA UNR

2019 Preliminary Values (Subject to Change)

Land Value \$134,300
(+) Improved Value \$0
(=) Market Value \$134,300
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$
(=) Assessed Value \$59,290
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$134,300
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$59,290



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

Note - *13% Cap does not apply to School Taxable Value

PARCEL MAP



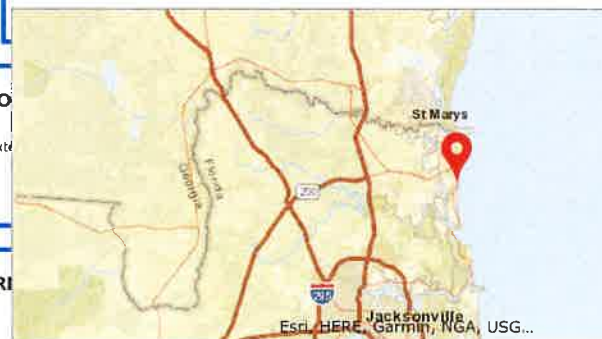
2019 AERIAL MAP



PROPERTY PHOTO

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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
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SALES INFO

Sale Date	Book Page	Price	Instr	Qual
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2015-08-30	2009 / 1932	\$100	WD	U
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1990-12-28	615 / 745	\$100	WD	U
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OCEAN VIEW APARTMENTS LIMITED

PARTNERSHIP

OCEAN VIEW APTS

SEALS & ASSOCIATES INC

SEALS & ASSOCIATES



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0001-0000

Owner Name CECIL BRYANT & KIMBERLY
 Mailing Address 126 SASSER RD
 Location Address 925 TARPON AVE (UNIT) 1
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage SINGLE FAM 000100
 Deed Acres 0
 Short Legal LOT 1 IN OR 2031/1741 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
 (+) Improved Value \$107,548
 (=) **Market Value** \$177,548
 (-) Agricultural Classification \$0
 (-) SOH or Non-HX* Capped Savings \$
 (=) **Assessed Value** \$174,187
 (-) Homestead \$0
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$177,548
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** \$174,187



Map This Parcel



GIS Report



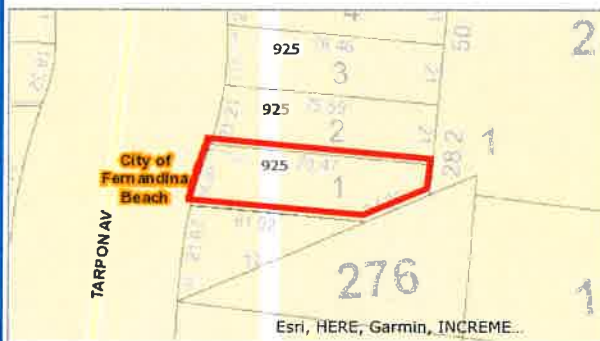
Property Record Card



Print Friendly Page

Note - *13% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	2331	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Buyer	Seller
2016-03-01	2031 / 1741	\$177,500	WD	Q	Y	BESSELMAN JOHN P & TRISHA
2005-02-28	1298 / 1107	\$191,000	WD	Q	Y	SURRENCY NANCY A COCHRAN
1998-04-20	830 / 928	\$51,000	WD	Q	Y	PAGE KIMBERLY



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0002-0000

Owner Name LANGLOIS JOSEPH R D JR
 Mailing Address 925 TARPON AVE #2
 Location Address FERNANDINA BEACH, FL 32034
 925 TARPON AV (UNIT) 2
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead Yes
 Property Usage SINGLE FAM 000100
 Deed Acres 0
 Short Legal LOT 2 IN OR 2062/1828 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
 (+) Improved Value \$102,516
 (=) **Market Value** **\$172,516**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$48,326
 (=) **Assessed Value** **\$124,190**
 (-) Homestead \$25,000
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$99,190
 (-) Non-School HX & Other Exempt Value \$25,000
 (=) **County Taxable Value** **\$74,190**



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

Note - 10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP

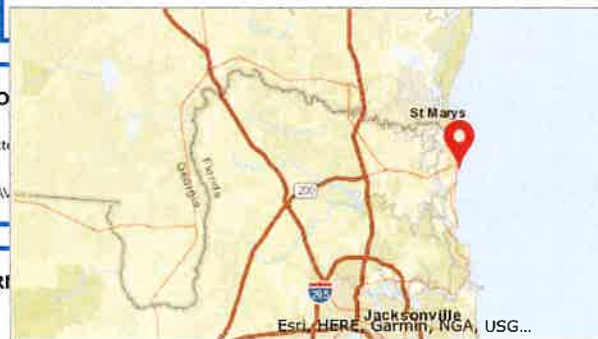


PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
2016-07-29	2062 / 1828	\$185,000	WD	Q
2004-05-28	1234 / 747	\$156,000	WD	Q
1993-07-20	685 / 315	\$44,600	WD	Q

Seller	Buyer
HARRIS ROBERT P & BRITTA S	LANGLOIS JOSEPH R D JR
CHANCEY JAMES H & MARIA	HARRIS ROBERT P & BRITTA S
FUDGE GERALD & SUE	CHANCEY JAMES & M



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0003-0000

Owner Name WILDES JAMES L JR & MARY G
 Mailing Address 925 TARPON AVE #3
 Location Address FERNANDINA BEACH, FL 32034
 925 TARPON AV (UNIT) 3
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead Yes
 Property Usage SINGLE FAM 000100
 Deed Acres 0
 Short Legal LOT 3 IN OR 1871/1090 NORTH POINTE PB 5/26

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
 (+) Improved Value \$102,814
 (=) **Market Value** **\$172,814**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$15,765
 (=) **Assessed Value** **\$157,049**
 (-) Homestead \$25,000
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$132,049
 (-) Non-School HX & Other Exempt Value \$25,000
 (=) **County Taxable Value** **\$107,049**



Map This Parcel



GIS Report



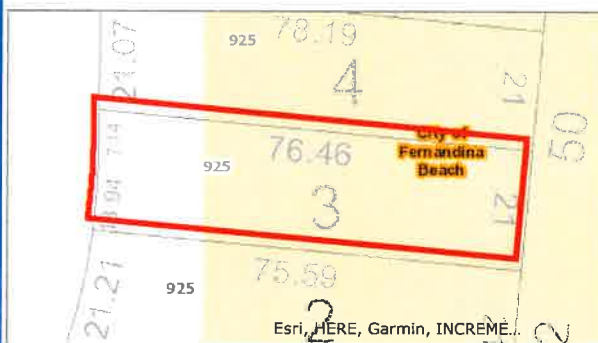
Property Record Card



Print Friendly Page

Note - 10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Extr
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
2013-07-19	1871 / 1090	\$142,000	WD	Q

HEGGENSTALLER BRUCE W & BARBARA S
 WILDES JAMES L JR & MARY G



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0005-0000

Owner Name TUKEVA JANICE L &
 Mailing Address EMRICK GARY J (W&H)
 3452 SW 52ND AVE
 BUSHNELL, FL 33513
 Location Address 925 TARPON AV (UNIT) 5
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage SINGLE FAM 000100
 Deed Acres 0
 Short Legal LOT 5 IN OR 2207/29 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
 (+) Improved Value \$102,555
 (=) **Market Value** **\$172,555**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$
 (=) **Assessed Value** **\$172,555**
 (-) Homestead \$0
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$172,555
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** **\$172,555**



Map This Parcel



GIS Report



Property Record Card



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Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP

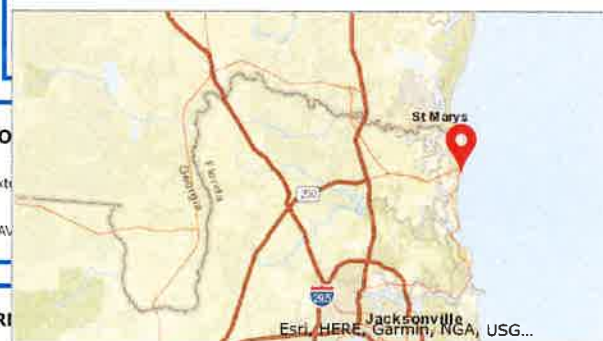


PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2018-06-27	2207 / 29	\$235,000	WD	Q	Y	TOZZI GINO & KIM	TUKEVA JANICE L & GARY J EMRICK (W&H)



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0006-0000

Owner Name SHEEN MARIE L M
 Mailing Address 51 CENTER RD
 SHIRLEY, MA 01464
 Location Address 925 TARPON AV (UNIT) 6
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage SINGLE FAM 000100
 Deed Acres 0
 Short Legal LOT 6 IN OR 652 PG 365 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
 (+) Improved Value \$103,107
 (=) **Market Value** **\$173,107**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$
 (=) **Assessed Value** **\$169,854**
 (-) Homestead \$0
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$173,107
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** **\$169,854**



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

Note - *12% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFOR

Sale Date	Book Page	Price	Instr	Qual		
1992-03-19	652 / 365	\$42,500	WD	Q	Y	
1982-04-01	357 / 597	\$40,000	WD	Q	Y	
1981-02-01	411 / 571	\$5,300	WD	U	Y	

GODFREY WILLIAM E

SHEEN MARIE L M



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0007-0000

Owner Name ALTA TRUST
Mailing Address 917 S DOWNING ST
DENVER, CO 80209
Location Address 925 TARPON AV (UNIT) 7
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead No
Property Usage SINGLE FAM 000100
Deed Acres 0
Short Legal LOT 7 IN OR 2235/1843 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
(+) Improved Value \$102,748
(=) Market Value \$172,748
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$
(=) Assessed Value \$172,748
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$172,748
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$172,748



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
2018-10-03	2235 / 1843	\$0	FJ	U
2014-12-15	1953 / 447	\$150,000	WD	Q

O'CONNELL RICHARD F EST

ALTA TRUST

ULRICH JOYCE ET AL

O'CONNELL RICHARD F



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0008-0000

Owner Name DADDARIO JOSEPH E

Mailing Address 925 TARPON AV #8

Location Address FERNANDINA BEACH, FL 32034

925 TARPON AV (UNIT) 8

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Millage 20.3245

Homestead Yes

Property Usage SINGLE FAM 000100

Deed Acres 0

Short Legal LOT 8 IN OR 1239/344 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value	\$70,000
(+) Improved Value	\$102,244
(=) Market Value	\$172,244
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$49,022
(=) Assessed Value	\$123,222
(-) Homestead	\$25,000
(-) Additional Exemptions	\$500
(=) School Taxable Value	\$97,722
(-) Non-School HX & Other Exempt Value	\$25,000
(=) County Taxable Value	\$72,722

Note - *10% Cap does not apply to School Taxable Value



Map This Parcel



GIS Report



Property Record Card



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PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
2004-06-18	1239 / 344	\$152,800	WD	Q
1999-11-15	907 / 1902	\$84,000	WD	Q

ARTHUR JESSICA L

DADDARIO JOSEPH E

NEAGLE JOSEPH LEE & DOROTHY E

ARTHUR JESSICA L



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0009-0000

Owner Name HELWIG WAYNE
 Mailing Address 925 TARPON AVE #9
 Location Address FERNANDINA BEACH, FL 32034
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead Yes
 Property Usage SINGLE FAM 000100
 Deed Acres 0
 Short Legal LOT 9 IN OR 1890/802 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
 (+) Improved Value \$102,971
 (=) **Market Value** **\$172,971**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$15,770
 (=) **Assessed Value** **\$157,201**
 (-) Homestead \$25,000
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$132,201
 (-) Non-School HX & Other Exempt Value \$25,000
 (=) **County Taxable Value** **\$107,201**



Map This Parcel



GIS Report



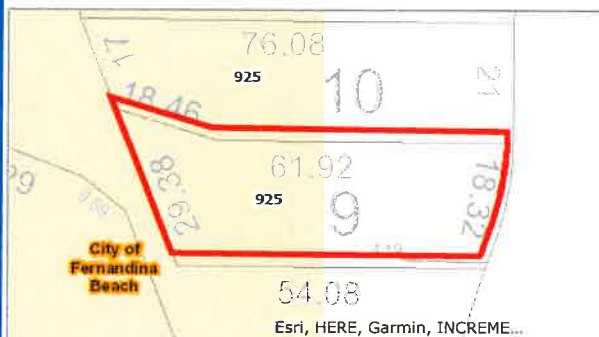
Property Record Card



Print Friendly Page

Note: *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP

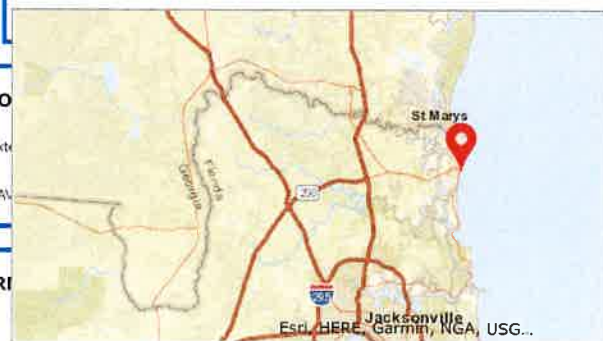


PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFOR

Sale Date	Book Page	Price	Instr	Qual
2013-10-23	1890 / 802	\$138,000	WD	Q

FEDERAL HOME LOAN MORTGAGE CORPORATION

HELWIG WAYNE



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-000A-0000

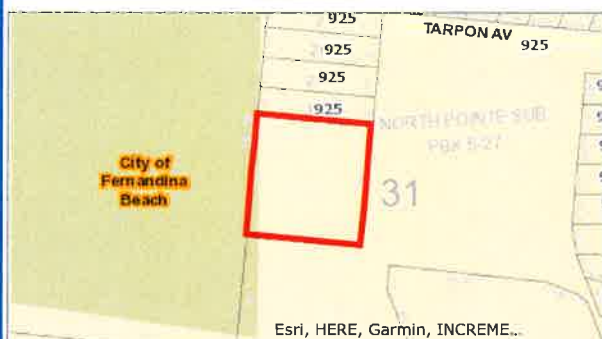
Owner Name NORTH POINTE OF FERNANDINA
Mailing Address BEACH HOMEOWNERS ASSOC INC
13609 N MAIN STREET
JACKSONVILLE, FL 32218
Location Address TARPON AV
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead No
Property Usage COMMON S/D 000005
Deed Acres 0
Short Legal TRACT A COMMON AREA NORTH POINTE REPLAT

2019 Preliminary Values (Subject to Change)

Land Value	\$	
(+) Improved Value	\$0	
(=) Market Value	\$100	
(-) Agricultural Classification	\$0	
(-) SOH or Non-Hx* Capped Savings	\$	
(=) Assessed Value	\$100	
(-) Homestead	\$0	
(-) Additional Exemptions	\$	
(=) School Taxable Value	\$100	
(-) Non-School HX & Other Exempt Value	\$	
(=) County Taxable Value	\$100	

Note: *12% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
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SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
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PROPERTY INFORMATION

Parcel Number 00-00-31-1470-000B-0000

Owner Name NORTH POINTE OF FERNANDINA
 Mailing Address BEACH HOMEOWNERS ASSOC INC
 13609 N MAIN STREET
 JACKSONVILLE, FL 32218
 Location Address TARPON AV
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage COMMON S/D 000005
 Deed Acres 0
 Short Legal TRACT B COMMON AREA NORTH POINTE REPLAT

2019 Preliminary Values (Subject to Change)

Land Value	\$		Map This Parcel
(+) Improved Value	\$0		
(=) Market Value	\$100		GIS Report
(-) Agricultural Classification	\$0		
(-) SOH or Non-Hx* Capped Savings	\$		Property Record Card
(=) Assessed Value	\$100		
(-) Homestead	\$0		Print Friendly Page
(-) Additional Exemptions	\$		
(=) School Taxable Value	\$100		
(-) Non-School HX & Other Exempt Value	\$		
(=) County Taxable Value	\$100		

Note: *13% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
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SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
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PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0010-0000

Owner Name DILEO FRANK
 Mailing Address 925 TARPON AVE #10
 Location Address 925 TARPON AV (UNIT) 10
 FERNANDINA BEACH, FL 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead Yes
 Property Usage SINGLE FAM 000100
 Deed Acres 0
 Short Legal LOT 10 IN OR 2145/1895 NORTH POINTE PB 5/27

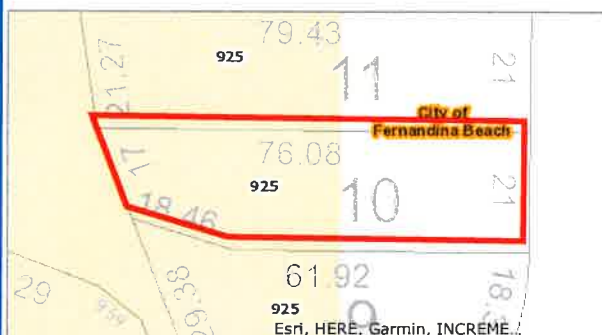
2019 Preliminary Values (Subject to Change)

Land Value \$70,000
 (+) Improved Value \$102,859
 (=) **Market Value** **\$172,859**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$34,508
 (=) **Assessed Value** **\$138,351**
 (-) Homestead \$25,000
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$113,351
 (-) Non-School HX & Other Exempt Value \$25,000
 (=) **County Taxable Value** **\$88,351**



Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



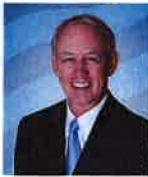
BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
2017-09-18	2145 / 1895	\$145,100	CT	U
1997-04-03	789 / 528	\$14,500	WD	U
1989-09-06	578 / 529	\$48,000	WD	Q

CLERK OF COURT	DILEO FRANK
STAFFORD MARGUERITE S	STAFFORD MARTIN J
QUINN FRANCIS & S	STAFFORD MARTIN & M



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0011-0000

Owner Name CARR HOUSTON H
Mailing Address 925 TARPON AV #11
Location Address 925 TARPON AV (UNIT) 11
FERNANDINA BEACH, FL 32034
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage SINGLE FAM 000100
Deed Acres 0
Short Legal LOT 11 IN OR 1830/1137 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
(+) Improved Value \$102,624
(=) Market Value \$172,624
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$48,680
(=) Assessed Value \$123,944
(-) Homestead \$25,000
(-) Additional Exemptions \$0
(=) School Taxable Value \$98,944
(-) Non-School HX & Other Exempt Value \$25,000
(=) County Taxable Value \$73,944

Note - 110% Cap does not apply to School Taxable Value



Map This Parcel



GIS Report

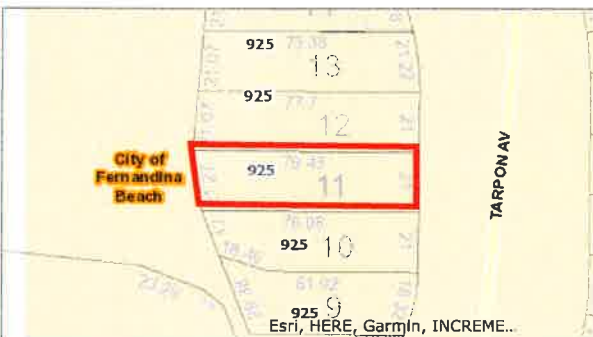


Property Record Card



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PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual		
2012-12-17	1830 / 1137	\$125,000	WD	Q	Y	HIGHTMAN PHILIP C TRUSTEE CARR HOUSTON H
2000-12-13	961 / 1925	\$100	WD	U	Y	HIGHTMAN PHILIP C HIGHTMAN PHILIP C TRUSTEE
1986-11-01	502 / 1246	\$39,000	WD	Q	Y	



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0012-0000

Owner Name HOLDEN SYDNEY B

Mailing Address PO BOX 626

FERNANDINA BEACH, FL 320350626

Location Address 925 TARPON AV (UNIT) 12

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Millage 20.3245

Homestead Yes

Property Usage SINGLE FAM 000100

Deed Acres 0

Short Legal LOT 12 IN OR 987/138 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value	\$70,000
(+) Improved Value	\$106,139
(=) Market Value	\$176,139
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$68,562
(=) Assessed Value	\$107,577
(-) Homestead	\$25,000
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$82,577
(-) Non-School HX & Other Exempt Value	\$25,000
(=) County Taxable Value	\$57,577



Map This Parcel



GIS Report



Property Record Card



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Note: *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1827	1218	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual		
2001-05-17	987 / 138	\$75,000	WD	Q	Y	HIGHSMITH RAMON E & JACKIE I HOLDEN SYDNEY B
1996-12-11	779 / 217	\$49,500	WD	Q	Y	SHARMA KAPIL HIGHSMITH RAMON E & JACKIE I
1989-01-04	560 / 358	\$45,900	WD	Q	Y	PROCTOR RALPH M SHARMA LEELA



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0013-0000

Owner Name SANDUSKY CHARLES E & CAROL S
 Mailing Address 1501 PLUNKETTS ROAD
 BUFORD, GA 30519
 Location Address 925 TARPON AV (UNIT) 13
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage SINGLE FAM 000100
 Deed Acres 0
 Short Legal LOT 13 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
 (+) Improved Value \$108,275
 (=) **Market Value** **\$178,275**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$
 (=) **Assessed Value** **\$178,275**
 (-) Homestead \$0
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$178,275
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** **\$178,275**



Map This Parcel



GIS Report



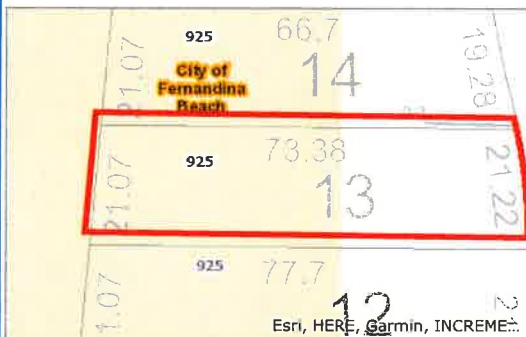
Property Record Card



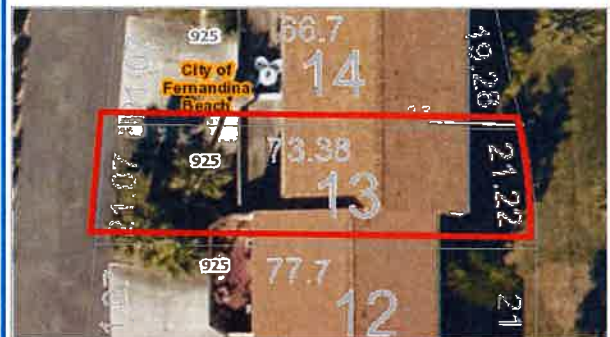
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Note - *12% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual		
2019-03-20	2263 / 107	\$270,000	WD	Q	Y	LEWIS RITCHIE N SR & SHEILA M SANDUSKY CHARLES E & CAROL S (H&W)
2017-03-27	2109 / 1671	\$170,000	PR	U	Y	MILLS JOHN A JR & DELAMA LEWIS RITCHIE N SR & SHEILA M



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0014-0000

Owner Name SCHECTER 2014 FAMILY TRUST
 Mailing Address 1830 PLANTATION OAKS DRIVE
 JACKSONVILLE, FL 32223
 Location Address 925 TARPON AV (UNIT) 14
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage SINGLE FAM 000100
 Deed Acres 0
 Short Legal LOT 14 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
 (+) Improved Value \$109,979
 (=) **Market Value** **\$179,979**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$
 (=) **Assessed Value** **\$176,707**
 (-) Homestead \$0
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$179,979
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** **\$176,707**



Map This Parcel



GIS Report



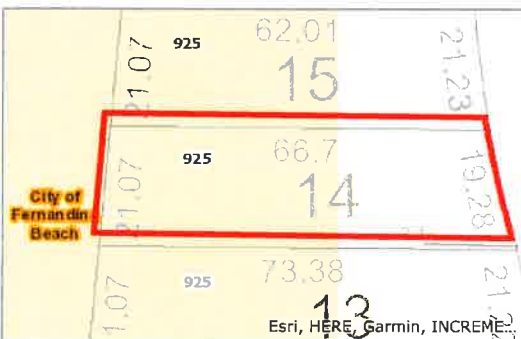
Property Record Card



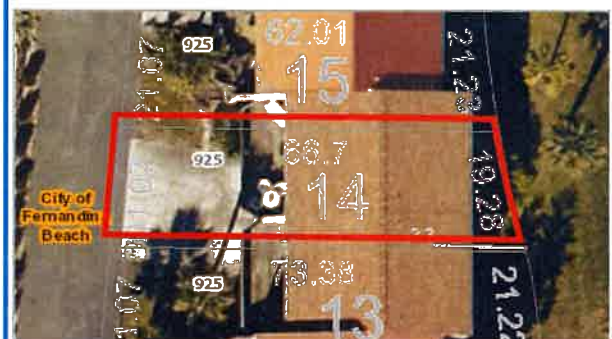
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Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Y	Butler Jeffrey M & Paula T	Schechter 2014 Family Trust
2019-04-30	2271 / 1724	\$275,000	WD	Q	Y		
2016-08-01	2062 / 252	\$165,000	WD	Q	Y	POULIOT PATRICIA A	BUTLER JEFFREY MICHAEL & PAULA TIFFANY



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0015-0000

Owner Name COSGROVE GREGORY J &
 Mailing Address JAMES KIM M (H&W)
 P O BOX 16145
 FERNANDINA BEACH, FL 32035
 Location Address 925 TARPON AV (UNIT) 15
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead Yes
 Property Usage SINGLE FAM 000100
 Deed Acres 0
 Short Legal LOT 15 IN OR 1779/732 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
 (+) Improved Value \$110,498
 (=) **Market Value** **\$180,498**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$16,385
 (=) **Assessed Value** **\$164,113**
 (-) Homestead \$25,000
 (-) Additional Exemptions \$5,000
 (=) School Taxable Value \$134,113
 (-) Non-School HX & Other Exempt Value \$25,000
 (=) **County Taxable Value** **\$109,113**

Note: *10% Cap does not apply to School Taxable Value



Map This Parcel



GIS Report

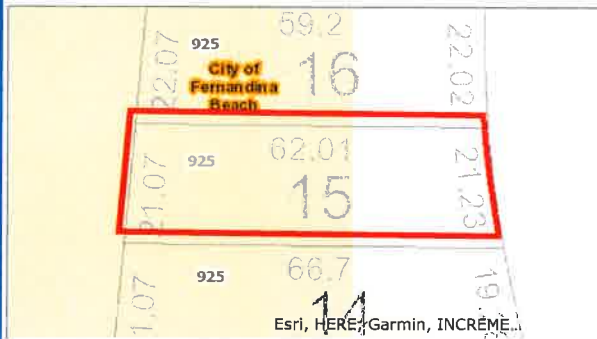


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PARCEL MAP



2019 AERIAL MAP

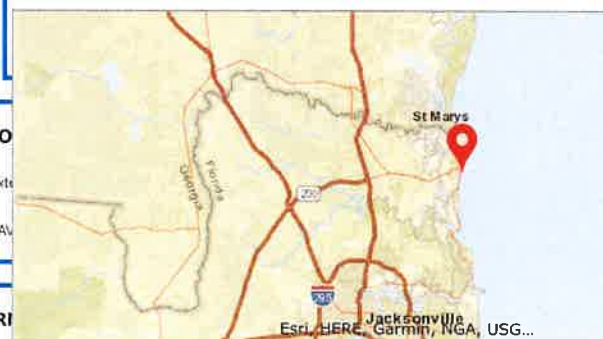


PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1986	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2012-02-13	1779 / 732	\$133,000	WD	Q	Y	SCOTT'S USA INC	COSGROVE GREGORY J & KIM M JAMES



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0016-0000

Owner Name SCRUGGS SETH A & CARRIE

Mailing Address 1512 HUCKBERRY CT

Location Address ST JOHNS, FL 32259

925 TARPON AV (UNIT) 16
FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Millage 20.3245

Homestead No

Property Usage SINGLE FAM 000100

Deed Acres 0

Short Legal LOT 16 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value	\$70,000
(+) Improved Value	\$105,510
(=) Market Value	\$175,510
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$
(=) Assessed Value	\$172,256
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$175,510
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$172,256



Map This Parcel



GIS Report



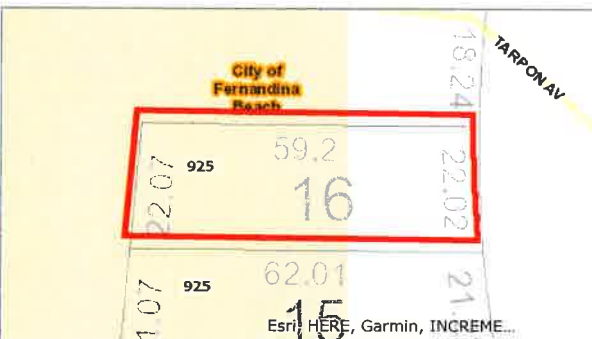
Property Record Card



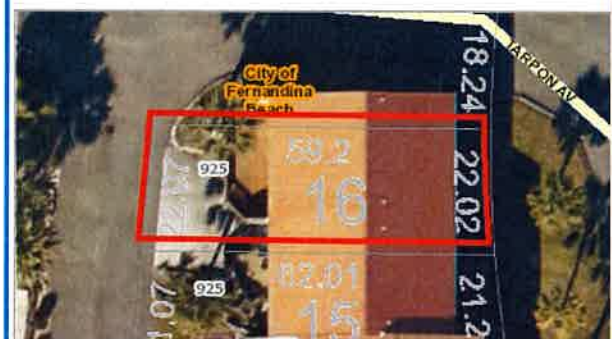
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Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFOR

Sale Date	Book Page	Price	Instr	Qual
2019-04-17	2269 / 580	\$100	QC	U
2012-11-02	1822 / 1767	\$80,000	WD	U

SCRUGGS SETH A & FOREST &
DEBORAH STEVENS
SCRUGGS NATHAN A
SCRUGGS SETH A & CARRIE (H&W)
STEVENS FOREST L & DEBORAH L



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0017-0000

Owner Name BELLINGER JOSEPH N JR & BRENDA

Mailing Address 925 TARPON AVE #17

Location Address FERNANDINA BEACH, FL 32034

925 TARPON AV (UNIT) 17

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Millage 20.3245

Homestead Yes

Property Usage SINGLE FAM 000100

Deed Acres 0

Short Legal LOT 17 IN OR 682/272 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value	\$70,000
(+) Improved Value	\$104,478
(=) Market Value	\$174,478
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$48,410
(=) Assessed Value	\$126,068
(-) Homestead	\$25,000
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$101,068
(-) Non-School HX & Other Exempt Value	\$25,000
(=) County Taxable Value	\$76,068



Map This Parcel



GIS Report



Property Record Card



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Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
1993-06-03	682 / 272	\$52,500	WD	Q
1991-08-23	634 / 528	\$52,500	WD	Q
1983-05-01	388 / 142	\$100	WD	U

ZABOREK FRANK & P
COUCH CHARLES A

BELLINGER JOSEPH JR
ZABOREK E FRANK & P



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0018-0000

Owner Name WHITE SHIRLEY L &
Mailing Address HAMMITT NORMAN JEFFREY
4850 SE DEVENWOOD WAY
STUART, FL 34997
Location Address 925 TARPON AV (UNIT) 18
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead No
Property Usage SINGLE FAM 000100
Deed Acres 0
Short Legal LOT 18 IN OR 2042/1723 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
(+) Improved Value \$109,767
(=) Market Value \$179,767
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$
(=) Assessed Value \$176,503
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$179,767
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$176,503



Map This Parcel



GIS Report



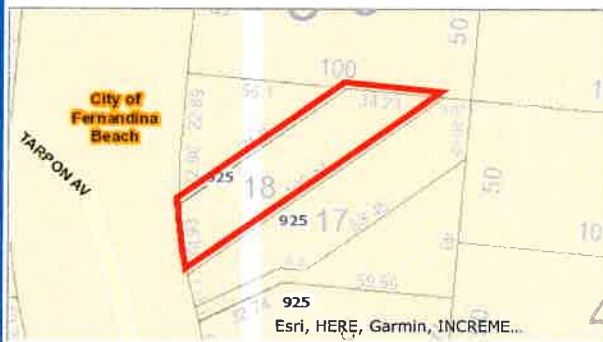
Property Record Card



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Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2016-04-25	2042 / 1723	\$100	WD	U	Y	WHITE BRIAN C	HAMMIT NORMAN JEFFRET
2006-08-10	1436 / 596	\$230,000	WD	Q	Y	LINDSAY WILLIAM D & LOLA JANE	WHITE BRIAN C



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0019-0000

Owner Name KASUN DAVID M
 Mailing Address 925 TARPON AVE #19
 Location Address 925 TARPON AV (UNIT) 19
 FERNANDINA BEACH, FL 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead Yes
 Property Usage SINGLE FAM 000100
 Deed Acres 0
 Short Legal LOT 19 IN OR 981/655 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
 (+) Improved Value \$102,560
 (=) **Market Value** **\$172,560**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$66,055
 (=) **Assessed Value** **\$106,505**
 (-) Homestead \$25,000
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$81,505
 (-) Non-School HX & Other Exempt Value \$25,000
 (=) **County Taxable Value** **\$56,505**



Map This Parcel



GIS Report



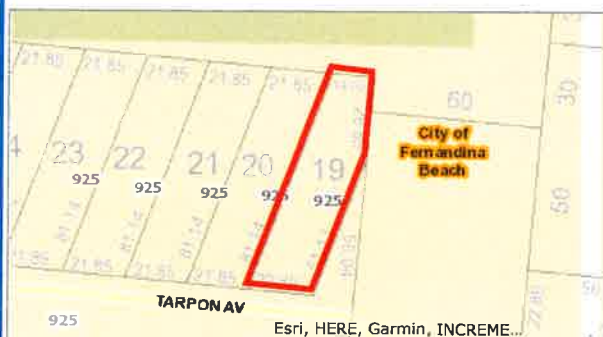
Property Record Card



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Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFOR

Sale Date	Book Page	Price	Instr	Qual	
2001-04-12	981 / 655	\$93,000	WD	Q	Y
1988-06-30	546 / 903	\$43,500	WD	Q	Y
1982-09-01	369 / 267	\$45,500	WD	U	Y

WILLARD JAMES E & BARBARA G

STEVENSON LESLIE & H

KASUN DAVID M

WILLARD JAMES & B G



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0020-0000

Owner Name LEE MARTHA R &
 Mailing Address ABERNATHY JAMES C
 925 TARPON AV UNIT #20
 FERNANDINA BEACH, FL 32034
 Location Address 925 TARPON AV (UNIT) 20
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead Yes
 Property Usage SINGLE FAM 000100
 Deed Acres 0
 Short Legal LOT 20 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
 (+) Improved Value \$102,560
 (=) **Market Value** **\$172,560**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$112,903
 (=) **Assessed Value** **\$59,657**
 (-) Homestead \$25,000
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$34,657
 (-) Non-School HX & Other Exempt Value \$9,657
 (=) **County Taxable Value** **\$25,000**

Note - *13% Cap does not apply to School Taxable Value



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GIS Report

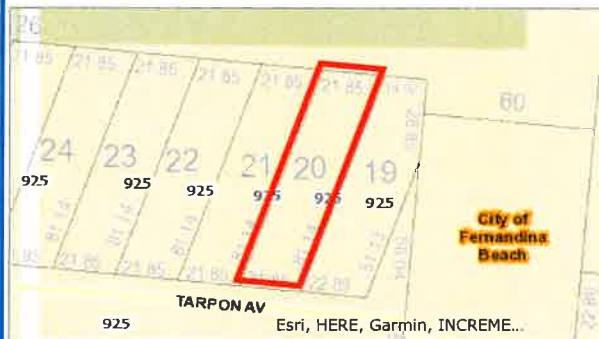


Property Record Card



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PARCEL MAP



2019 AERIAL MAP

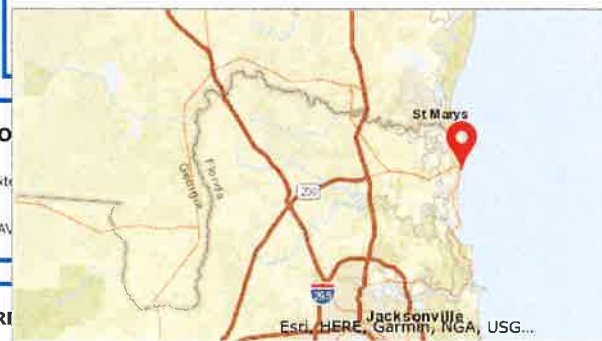


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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2019-06-12	2281 / 813	\$100	QC	U	Y	LEE MARTHA R	LEE MARTHA R & JAMES C ABERNATHY



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0021-0000

Owner Name GIBSON CLAUDIA G
Mailing Address 228 SOUTH VIEW TRAIL #20158
JASPER, GA 30143
Location Address 925 TARPON AV (UNIT) 21
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead No
Property Usage SINGLE FAM 000100
Deed Acres 0
Short Legal LOT 21 IN OR 1764/887 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
(+) Improved Value \$110,459
(=) Market Value \$180,459
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$
(=) Assessed Value \$177,121
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$180,459
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$177,121



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GIS Report



Property Record Card



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Note - *12% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1991	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
2011-11-07	1764 / 987	\$142,000	WD	Q
2005-06-09	1324 / 481	\$205,000	WD	Q
1995-05-15	729 / 1234	\$48,500	WD	Q

PARKER GREGORY S & ALICIA

GIBSON CLAUDIA G

MINOR LAURA A

PARKER GREGORY S & ALICIA

NERMOE PETER J

MINOR LAURA A



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0022-0000

Owner Name DAVIS JAMES & RICHARD(3/9INT)&
 Mailing Address DAVIS THOMAS F & JAMES W &
 RICHARD T (2/9 INT EACH)
 566 WEST MAIN STREET
 FOREST CITY, NC 28043
 Location Address 925 TARPON AV (UNIT) 22
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage SINGLE FAM 000100
 Deed Acres 0
 Short Legal LOT 22 IN OR 491/224 & OR 1699/431 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
 (+) Improved Value \$102,552
 (=) **Market Value** **\$172,552**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$
 (=) **Assessed Value** **\$169,223**
 (-) Homestead \$0
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$172,552
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** **\$169,223**



Map This Parcel



GIS Report



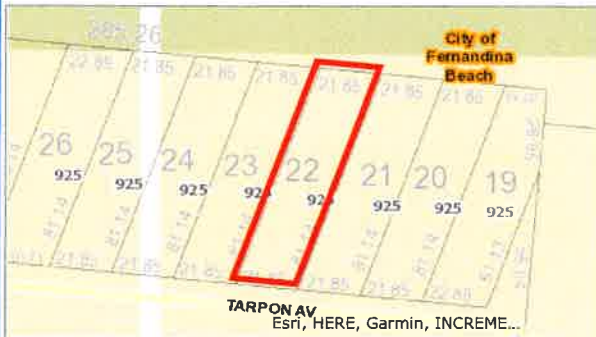
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Note: +10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2010-08-26	1699 / 431	\$25,000	WD	U	Y	JOLLEY LAVONNE B & LEWIS ETAL	DAVIS JAMES W & RICHARD T DAVIS (3/9 INT)



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0023-0000

Owner Name CAFFEE KENNETH DAVID & DIANE M
Mailing Address TRUSTEES OF KENNETH & DIANE
CAFFEE REVOCABLE LIVING TRUST
8960 WATER TUPELO RD
FORT MYERS, FL 32912
Location Address 925 TARPON AV (UNIT) 23
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead No
Property Usage SINGLE FAM 000100
Deed Acres 0
Short Legal LOT 23 IN OR 1453/1989 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
(+) Improved Value \$106,855
(=) Market Value \$176,855
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$
(=) Assessed Value \$176,855
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$176,855
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$176,855



Map This Parcel



GIS Report



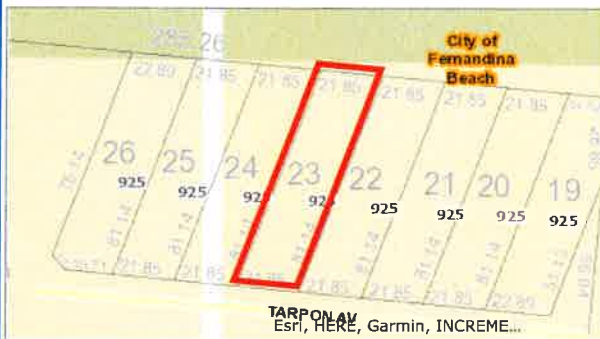
Property Record Card



Print Friendly Page

Note - *11% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



If this picture is incorrect, please email info@nassaulpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1992	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2006-10-23	1453 / 1989	\$100	WD	U	Y	CAFFEE KENNETH DAVID & DIANE M	CAFFEE KENNETH D SR & DIANE M TRUSTEES



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0024-0000

Owner Name DAWSON KATHY S
 Mailing Address PO BOX 392
 HAWKINSVILLE, GA 31036
 Location Address 925 TARPON AV (UNIT) 24
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage SINGLE FAM 000100
 Deed Acres 0
 Short Legal LOT 24 IN OR 1633/64 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
 (+) Improved Value \$106,614
 (=) **Market Value** **\$176,614**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$
 (=) **Assessed Value** **\$173,250**
 (-) Homestead \$0
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$176,614
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** **\$173,250**



Map This Parcel



GIS Report



Property Record Card



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Note: *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Extr
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFOR

Sale Date	Book Page	Price	Instr	Qual
2009-07-31	1633 / 64	\$131,000	WD	U
1995-07-21	734 / 1114	\$48,000	WD	Q

BEALE ELAINE
 COTTRELL LEONARD F & KATHRYN
 M
 DAWSON KATHY S
 BEALE ELAINE



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0025-0000

Owner Name PARTUS FREDERICK PAUL TRUSTEE
 Mailing Address FREDERICK PAUL PARTUS TRUST
 7180 BRANDON MILL ROAD
 ATLANTA, GA 30328
 Location Address 925 TARPON AV (UNIT) 25
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage SINGLE FAM 000100
 Deed Acres 0
 Short Legal LOT 25 IN OR 814/1981 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
 (+) Improved Value \$102,657
 (=) **Market Value** **\$172,657**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$
 (=) **Assessed Value** **\$169,344**
 (-) Homestead \$0
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$172,657
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** **\$169,344**



Map This Parcel



GIS Report



Property Record Card



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Note - *13% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP

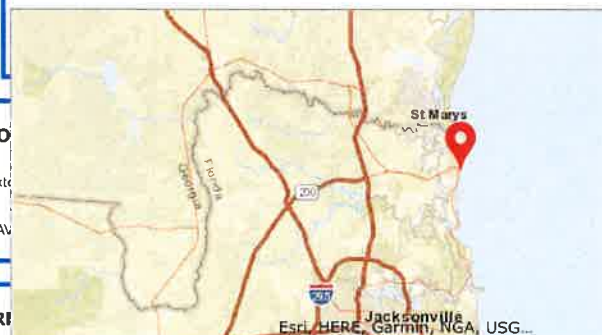


PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
1997-11-26	814 / 1981	\$100	WD	U	Y	PARTUS FREDERICK PAUL	PATRUS FREDERICK PAUL TRUSTEE
1983-07-01	393 / 692	\$52,400	WD	Q	Y		



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0026-0000

Owner Name DUCHEN RICHARD L & JEANNE P
 Mailing Address 3382 STONECREST CT
 ATLANTA, GA 30341
 Location Address 925 TARPON AV (UNIT) 26
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage SINGLE FAM 000100
 Deed Acres 0
 Short Legal LOT 26 IN OR 1084/1381 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
 (+) Improved Value \$102,345
 (=) **Market Value** **\$172,345**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$
 (=) **Assessed Value** **\$168,955**
 (-) Homestead \$0
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$172,345
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** **\$168,955**



Map This Parcel



GIS Report



Property Record Card



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Note: *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
2002-10-03	1084 / 1381	\$130,000	WD	Q
1996-02-08	750 / 1896	\$51,500	WD	Q
1982-09-01	369 / 623	\$45,500	WD	U

PETTINGILL MICHAEL R DUCHEN RICHARD L & JEANNE P
 LAMB RONALD G PETTINGILL MICHAEL R



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0027-0000

Owner Name WEISFELD ELINOR
Mailing Address 925 TARPON AVE APT 27

FERNANDINA BEACH, FL 32034
Location Address 925 TARPON AV (UNIT) 27
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage SINGLE FAM 000100
Deed Acres 0
Short Legal LOT 27 IN OR 2133/339 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
(+) Improved Value \$105,383
(=) Market Value \$175,383
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$50,573
(=) Assessed Value \$124,810
(-) Homestead \$25,000
(-) Additional Exemptions \$0
(=) School Taxable Value \$99,810
(-) Non-School HX & Other Exempt Value \$25,000
(=) County Taxable Value \$74,810



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GIS Report



Property Record Card



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Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	2124	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
2017-05-15	2133 / 339	\$100	QC	U
2009-06-09	1624 / 914	\$210,000	WD	Q
2004-05-19	1231 / 1199	\$152,000	WD	Q

WEISFELD JEFFREY M

WEISFELD ELINOR

FOLEY LINDA

WEISFELD JEFFREY M & ELINOR

PALMISANO PAUL A & LAURA J

FOLEY LINDA



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0028-0000

Owner Name LEMACKS STANLEY R
Mailing Address 925 TARPON AVE # 28
Location Address 925 TARPON AV (UNIT) 28
FERNANDINA BEACH, FL 32034
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage SINGLE FAM 000100
Deed Acres 0
Short Legal LOT 28 IN OR 562 PG 736 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
(+) Improved Value \$101,971
(=) Market Value \$171,971
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$112,314
(=) Assessed Value \$59,657
(-) Homestead \$25,000
(-) Additional Exemptions \$0
(=) School Taxable Value \$34,657
(-) Non-School HX & Other Exempt Value \$9,657
(=) County Taxable Value \$25,000



Map This Parcel



GIS Report



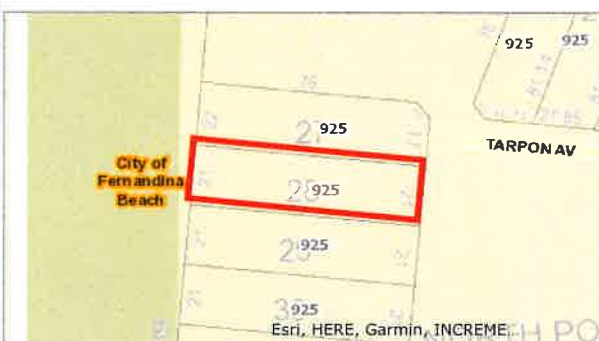
Property Record Card



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Note: *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP

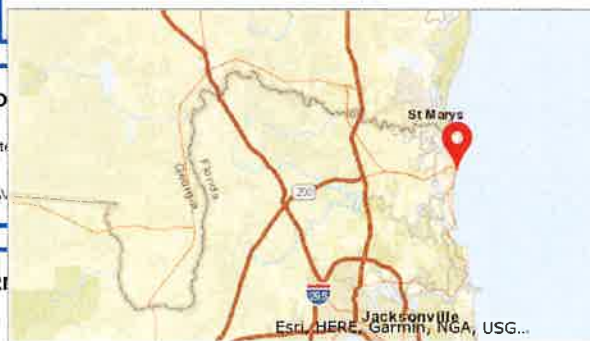


PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	
1989-02-03	562 / 736	\$43,000	WD	Q	Y
1984-05-01	419 / 701	\$43,000	WD	Q	Y
1983-04-01	385 / 310	\$47,900	WD	Q	Y

HERBERT WM & LESLIE

LEMACKS STANLEY R



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0029-0000

Owner Name ELLIOTT CHARLES S & KATHLEEN L
Mailing Address ELLIOTT IAN MATTHEW (JT/RS)
18 LAKEWOOD RD
MANASQUAN, NJ 08736
Location Address 925 TARPON AV (UNIT) 29
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead No
Property Usage SINGLE FAM 000100
Deed Acres 0
Short Legal LOT 29 IN OR 1966/1902 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
(+) Improved Value \$102,255
(=) Market Value \$172,255
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$
(=) Assessed Value \$168,860
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$172,255
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$168,860

Note - 110% Cap does not apply to School Taxable Value



Map This Parcel



GIS Report

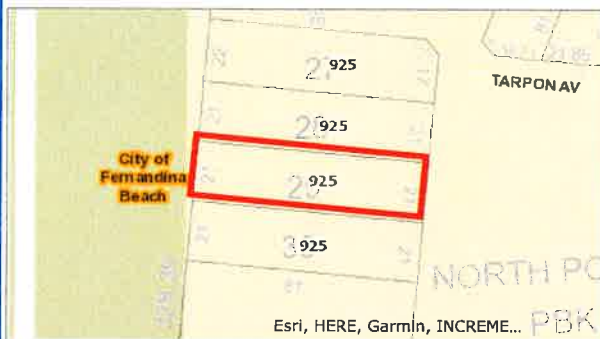


Property Record Card



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PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Extr
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFOR

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2015-03-06	1966 / 1902	\$185,000	WD	Q	Y	RABINOWE WILLIAM B & CARMEN C	ELLIOTT CHARLES S & KATHLEEN L ET AL



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-0030-0000

Owner Name THUENLING THOMAS G
Mailing Address 925 TARPON AVE UNIT #30
Location Address 925 TARPON AV (UNIT) 30
FERNANDINA BEACH, FL 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage SINGLE FAM 000100
Deed Acres 0
Short Legal LOT 30 IN OR 722 PG 1626 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$70,000
(+) Improved Value \$102,753
(=) Market Value \$172,753
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$113,096
(=) Assessed Value \$59,657
(-) Homestead \$25,000
(-) Additional Exemptions \$500
(=) School Taxable Value \$34,157
(-) Non-School HX & Other Exempt Value \$9,657
(=) County Taxable Value \$24,500

Note - *10% Cap does not apply to School Taxable Value



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GIS Report



Property Record Card



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PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
TOWNHOUSE	1827	1150	2	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
1995-01-27	722 / 1626	\$46,200	WD	Q
1983-12-01	407 / 564	\$49,900	WD	Q
1983-06-01	390 / 208	\$39,900	WD	Q



PROPERTY INFORMATION

Parcel Number 00-00-31-1470-00E1-0000

Owner Name NORTH POINTE HOMEOWNERS
 Mailing Address ASSOCIATION INC
 PO BOX 1312
 FERNANDINA BEACH, FL 320351312
 Location Address TARPON AV
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage COMMON S/D 000005
 Deed Acres 0
 Short Legal IN OR 521 PG 483 ESMTS 1 2 & 3 NORTH POINTE PB 5/27

2019 Preliminary Values (Subject to Change)

Land Value \$100
 (+) Improved Value \$0
 (=) **Market Value** \$100
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$
 (=) **Assessed Value** \$100
 (-) Homestead \$0
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$100
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** \$100



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GIS Report



Property Record Card



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Note: *10% Cap does not apply to School Taxable Value

PARCEL MAP



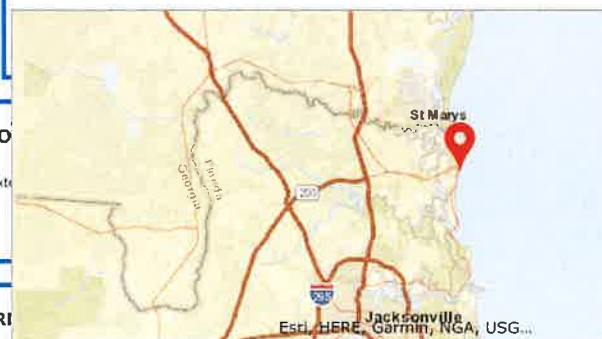
2019 AERIAL MAP



PROPERTY PHOTO

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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
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SALES INFOR

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
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PROPERTY INFORMATION

Parcel Number 00-00-31-1616-0003-0020

Owner Name STATE OF FLORIDA DEPARTMENT
Mailing Address OF TRANSPORTATION
1109 SOUTH MARION AVENUE
LAKE CITY, FL 320255874
Location Address CITRONA DR
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage VAC GOVERN 008000
Deed Acres 0
Short Legal

2019 Preliminary Values (Subject to Change)

Land Value \$80
(+) Improved Value \$0
(=) Market Value \$80
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$
(=) Assessed Value \$80
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$0
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$0

Note: +10% Cap does not apply to School Taxable Value



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GIS Report

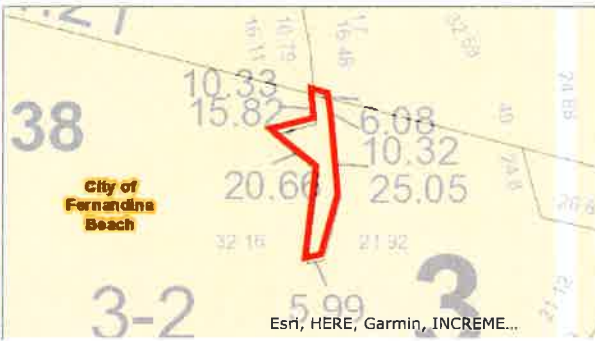


Property Record Card



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PARCEL MAP



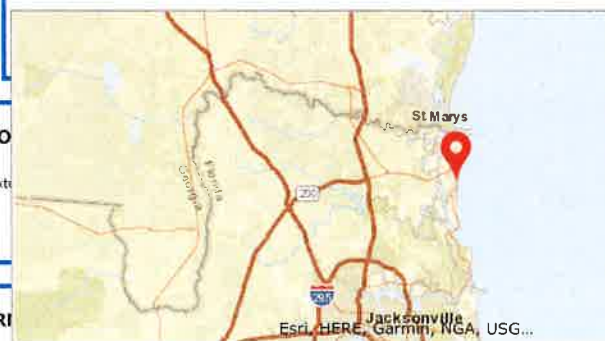
2019 AERIAL MAP



PROPERTY PHOTO

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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
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SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2003-03-19	1122 / 1581	\$100	QC	U	N	YOUNG MEN'S CHRISTIAN ASSOCIATION OF FLA	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1652-0012-0000

Owner Name HUTZELL CRAIG L & MARY KAY
Mailing Address 2309 OFF SHORE COURT
FERNANDINA BEACH, FL 32034
Location Address 2309 OFF SHORE CT
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage SINGLE FAM 000100
Deed Acres 0
Short Legal LOTS 12 & 13 IN OR 2031/33 THE RESIDENCE @ AMELIA

2019 Preliminary Values (Subject to Change)

Land Value \$250,000
(+) Improved Value \$390,093
(=) Market Value \$640,093
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$7,092
(=) Assessed Value \$633,001
(-) Homestead \$25,000
(-) Additional Exemptions \$0
(=) School Taxable Value \$608,001
(-) Non-School HX & Other Exempt Value \$25,000
(=) County Taxable Value \$583,001



Map This Parcel



GIS Report



Property Record Card



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Note: -15% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP

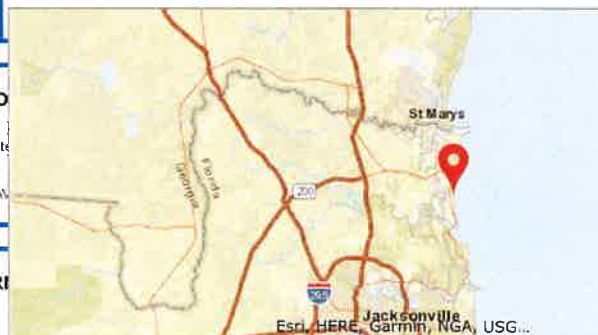


PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
SNGL FAM	4844	3125	4	3.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual		
2016-02-29	2031 / 33	\$725,000	WD	Q	Y	SPANGLER DAVID A & REBECCA A HUTZELL CRAIG L & MARY KAY
2008-03-25	1557 / 639	\$684,500	WD	U	Y	KING GEOFFREY D W & KIM SPANGLER DAVID A & REBECCA A
2003-10-15	1180 / 1442	\$565,000	WD	Q	Y	HINDS ALISON R KING GEOFFREY D W & KIM



PROPERTY INFORMATION

Parcel Number 00-00-31-1652-0015-0000

Owner Name MCADAMS JANE
 Mailing Address 2329 OFF SHORE COURT
 FERNANDINA BEACH, FL 32034
 Location Address 2329 OFF SHORE CT
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead Yes
 Property Usage SINGLE FAM 000100
 Deed Acres 0
 Short Legal LOT 15 IN OR 1410/171 THE RESIDENCE @ AMELIA

2019 Preliminary Values (Subject to Change)

Land Value \$125,000
 (+) Improved Value \$227,189
 (=) **Market Value** **\$352,189**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$144,965
 (=) **Assessed Value** **\$207,224**
 (-) Homestead \$25,000
 (-) Additional Exemptions \$500
 (=) School Taxable Value \$181,724
 (-) Non-School HX & Other Exempt Value \$25,000
 (=) **County Taxable Value** **\$156,724**



Map This Parcel



GIS Report



Property Record Card



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Note: *12% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP

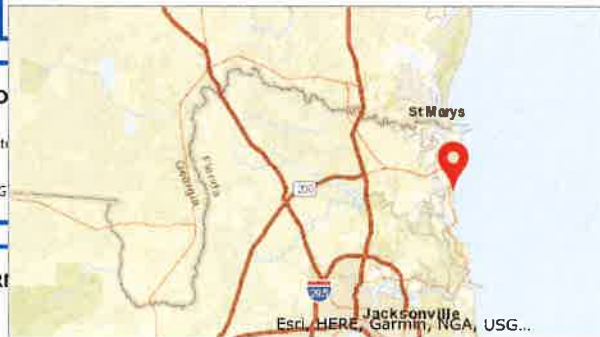


PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
SNGL FAM	3349	2293	3	2	AVERAG

SALES INFO

Sale Date	Book Page	Price	Instr	Qual		
2006-05-05	1410 / 171	\$100	QC	U	Y	MCADAMS JANE
1996-02-12	784 / 1270	\$40,400	WD	Q	N	AMELIA LANDINGS PARTNERSHIP

MCADAMS JANE

MCADAMS KENNETH J & KEVIN
SCOTT

AMELIA LANDINGS PARTNERSHIP

MCADAMS KENNETH & JANE



PROPERTY INFORMATION

Parcel Number 00-00-31-1652-0016-0000

Owner Name OLIVER SHARON D
Mailing Address PO BOX 1001
VALDESE, NC 28690
Location Address 2347 OFF SHORE CT
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage SINGLE FAM 000100
Deed Acres 0
Short Legal LOT 16 & 5-1 OF LOT 17 IN OR 2014/337 THE RESIDENCE @ AMELIA

2019 Preliminary Values (Subject to Change)

Land Value \$125,000
(+) Improved Value \$254,581
(=) Market Value \$379,581
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$51,767
(=) Assessed Value \$327,814
(-) Homestead \$25,000
(-) Additional Exemptions \$0
(=) School Taxable Value \$302,814
(-) Non-School HX & Other Exempt Value \$25,000
(=) County Taxable Value \$277,814



Map This Parcel



GIS Report



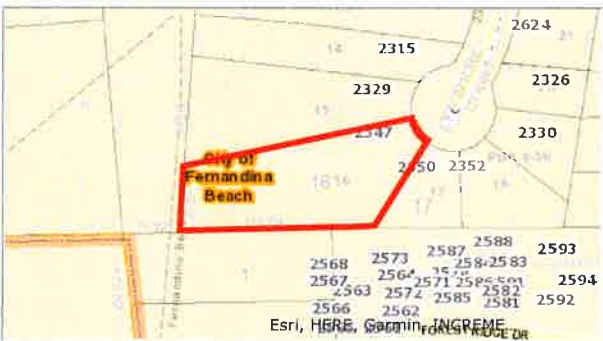
Property Record Card



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Note: +12% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP

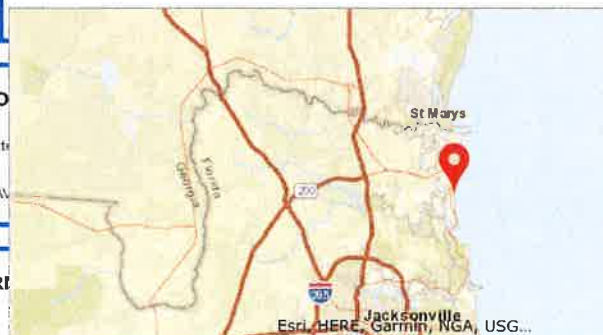


PROPERTY PHOTO



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LOCATION MAP



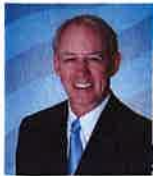
BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ex
SNGL FAM	3827	2664	3	2.5	ABOVE AV

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
2015-11-11	2014 / 337	\$415,000	WD	Q
2013-06-26	1868 / 541	\$355,000	WD	Q

WOLLETT RONALD L & CYLESTE A OLIVER SHARON D
GENTRY JAMES L & CAROL K ETAL WOLLETT RONALD L & CYLESTE A



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0287-0002

Owner Name MILLER MATTHEW & JOE LYNN
Mailing Address 416 FIR ST
Location Address FERNANDINA BEACH, FL 32034
S 5TH ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead No
Property Usage VACANT IND 004000
Deed Acres 0.34
Short Legal BLOCK 287 LOT 12 IN OR 1971/906 CITY OF FDNA BEACH

2019 Preliminary Values (Subject to Change)

Land Value \$35,000
(+) Improved Value \$0
(=) Market Value \$35,000
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$
(=) Assessed Value \$30,250
(-) Homestead \$0
(-) Additional Exemptions \$0
(=) School Taxable Value \$35,000
(-) Non-School HX & Other Exempt Value \$0
(=) County Taxable Value \$30,250



Map This Parcel



GIS Report



Property Record Card



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Note: -117% Cap does not apply to School Taxable Value

PARCEL MAP



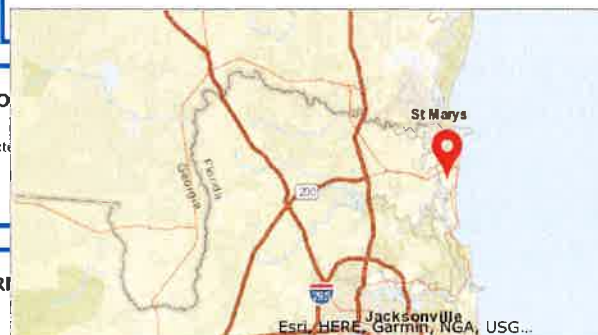
2019 AERIAL MAP



PROPERTY PHOTO

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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
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SALES INFO

Sale Date	Book Page	Price	Instr	Qual			
2015-03-25	1971 / 902	\$7,100	SW	U	N	AMERIS BANK	MILLER MATTHEW & JOE LYNN
2015-03-25	1971 / 904	\$7,100	SW	U	N	AMERIS BANK	MILLER MATTHEW & JOE LYNN
2015-03-25	1971 / 906	\$7,100	SW	U	N	AMERIS BANK	MILLER MATTHEW & JOE LYNN



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0287-0130

Owner Name MILLER MATTHEW & JOELYN
 Mailing Address 416 FIR ST
 Location Address FERNANDINA BEACH, FL 32034
 615 5TH ST S
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage VACANT IND 004000
 Deed Acres 0
 Short Legal BLOCK 287 LOT 13 IN OR 1917/1203 CITY OF FDNA BEACH

2019 Preliminary Values (Subject to Change)

Land Value \$35,000
 (+) Improved Value \$0
 (=) **Market Value** **\$35,000**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$
 (=) **Assessed Value** **\$30,250**
 (-) Homestead \$0
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$35,000
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** **\$30,250**



Map This Parcel



GIS Report



Property Record Card



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Note - *13% Cap does not apply to School Taxable Value

PARCEL MAP



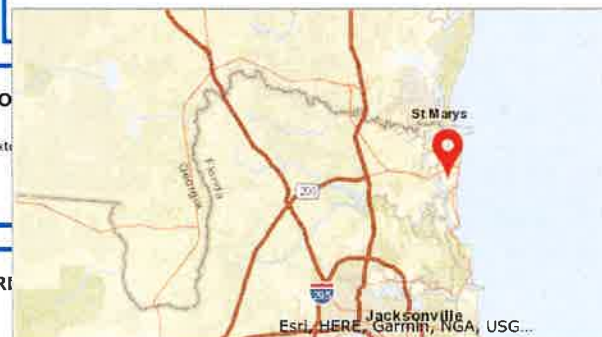
2019 AERIAL MAP



PROPERTY PHOTO

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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
2014-05-08	1917 / 1203	\$9,000	SW	U



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0287-0150

Owner Name MILLER MATTHEW & JOELYN
 Mailing Address 416 FIR ST
 Location Address FERNANDINA BEACH, FL 32034
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage VACANT 000000
 Deed Acres 0.11
 Short Legal BLOCK 287 LOT 15 IN OR 1895/1830 CITY OF FDNA BEACH

2019 Preliminary Values (Subject to Change)

Land Value \$45,000
 (+) Improved Value \$0
 (=) **Market Value** \$45,000
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$
 (=) **Assessed Value** \$12,884
 (-) Homestead \$0
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$45,000
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** \$12,884

Note: *10% Cap does not apply to School Taxable Value



Map This Parcel



GIS Report



Property Record Card



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PARCEL MAP



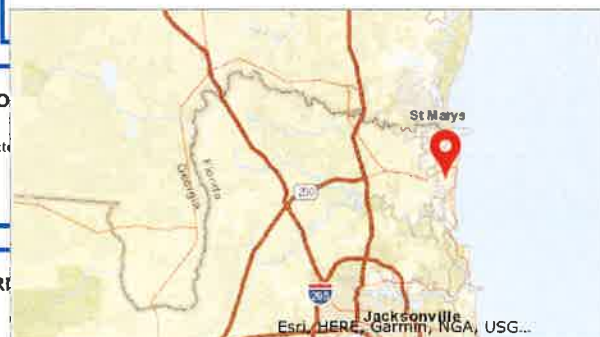
2019 AERIAL MAP



PROPERTY PHOTO

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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
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SALES INFO

Sale Date	Book Page	Price	Instr	Qual
2013-12-20	1895 / 1830	\$9,000	SW	U

AMERIS BANK MILLER MATTHEW & JOELYN



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0288-0040

Owner Name YORK WAYNE & BETTY R
 Mailing Address 731 S 6TH ST
 Location Address FERNANDINA BEACH, FL 32034
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage SINGLE FAM 000100
 Deed Acres 0
 Short Legal BLOCK 288 LOTS 4 & 5 L/E OR 1527/1412 CITY OF FDNA BEACH

2019 Preliminary Values (Subject to Change)

Land Value \$136,640
 (+) Improved Value \$72,385
 (=) **Market Value** \$209,025
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$
 (=) **Assessed Value** \$163,790
 (-) Homestead \$0
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$209,025
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** \$163,790



Map This Parcel



GIS Report



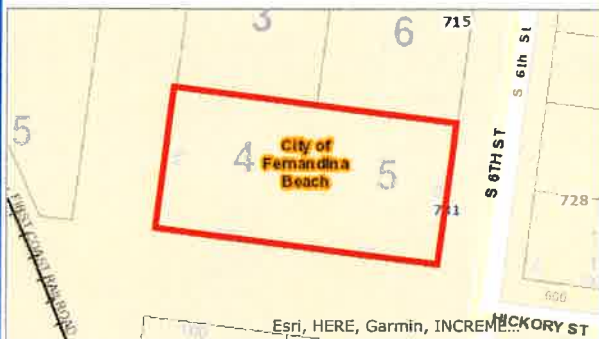
Property Record Card



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Note - *13% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ex
SINGLE FAM	1301	1185	3	1	AVERAG

SALES INFOR

Sale Date	Book Page	Price	Instr	Qual	
2007-09-28	1527 / 1412	\$125,000	WD	U	Y
1978-01-01	257 / 82	\$3,800	WD	Q	Y



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0288-0060

Owner Name WALKER GERALDINE
 Mailing Address 715 S 6TH ST
 Location Address FERNANDINA BEACH, FL 32034
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead Yes
 Property Usage SINGLE FAM 000100
 Deed Acres 0
 Short Legal BLOCK 288 LOT 6 OR 99 PG 480 CITY OF FDNA BEACH

2019 Preliminary Values (Subject to Change)

Land Value \$112,000
 (+) Improved Value \$130,044
 (=) **Market Value** **\$242,044**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$96,994
 (=) **Assessed Value** **\$145,050**
 (-) Homestead \$25,000
 (-) Additional Exemptions \$500
 (=) School Taxable Value \$119,550
 (-) Non-School HX & Other Exempt Value \$25,000
 (=) **County Taxable Value** **\$94,550**

Note - *13% Cap does not apply to School Taxable Value



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
SINGLE FAM	2676	2073	0	1	WD FR ST

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
1970-01-01	99 / 480	\$8,700	TA	Q



PROPERTY INFORMATION

Parcel Number 20-3N-29-0000-0014-0150

Owner Name SLM AMELIA ISLAND LLC
 Mailing Address 4611 JOHNSTON RD
 COCONUT CREEK, FL 33073
 Location Address 1900 AMELIA TRACE CT
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage RETIREMENT 000600
 Deed Acres 7.06
 Short Legal PT OF GOVT LOTS 1 & 2 IN OR 2095/816 EX 14-25

2019 Preliminary Values (Subject to Change)

Land Value \$1,059,000
 (+) Improved Value \$3,622,661
 (=) **Market Value** **\$4,681,661**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$
 (=) **Assessed Value** **\$4,681,661**
 (-) Homestead \$0
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$4,681,661
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** **\$4,681,661**



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

Note - *12% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
NURS HOME	21988	21586	0	0	CB STUCCO

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
2017-01-17	2095 / 816	\$8,500,000	SW	U

CR INVESTMENTS OF AMELIA
ISLAND LLC

SLM AMELIA ISLAND LLC



PROPERTY INFORMATION

Parcel Number 27-3N-28-1192-000C-0000

Owner Name SHELL COVE HOMEOWNERS ASSC INC
 Mailing Address 1880 S 14TH STREET STE # 103
 Location Address FERNANDINA BEACH, FL 32034
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage COMMON S/D 000005
 Deed Acres 0.22
 Short Legal TRACT C VEGETATIVE NATURAL BUFFER SHELL COVE PBK 8/150

2019 Preliminary Values (Subject to Change)

Land Value \$100
 (+) Improved Value \$0
 (=) **Market Value** \$100
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$
 (=) **Assessed Value** \$100
 (-) Homestead \$0
 (-) Additional Exemptions \$0
 (=) School Taxable Value \$100
 (-) Non-School HX & Other Exempt Value \$0
 (=) **County Taxable Value** \$100

Note: 110% Cap does not apply to School Taxable Value



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
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SALES INFO

Sale Date	Book Page	Price	Instr	Qual
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PROPERTY INFORMATION

Parcel Number 27-3N-28-1192-000D-0000

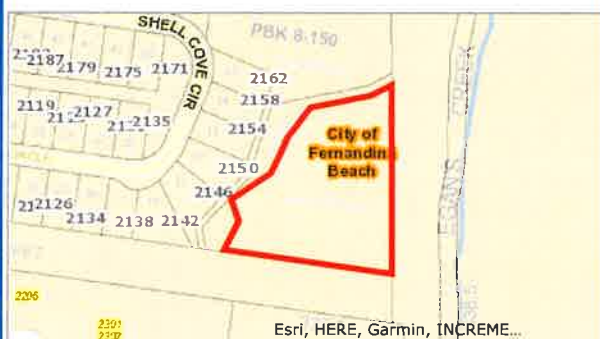
Owner Name SHELL COVE HOMEOWNERS ASSC INC
 Mailing Address 1880 S 14TH STREET STE # 103
 Location Address FERNANDINA BEACH, FL 32034
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead No
 Property Usage COMMON S/D 000005
 Deed Acres 0.96
 Short Legal TRACT D JURISDICTIONAL WETLAND TRACT SHELL COVE PBK 8/150

2019 Preliminary Values (Subject to Change)

Land Value	\$100		Map This Parcel
(+) Improved Value	\$0		
(=) Market Value	\$100		GIS Report
(-) Agricultural Classification	\$0		
(-) SOH or Non-Hx* Capped Savings	\$		Property Record Card
(=) Assessed Value	\$100		
(-) Homestead	\$0		Print Friendly Page
(-) Additional Exemptions	\$0		
(=) School Taxable Value	\$100		
(-) Non-School HX & Other Exempt Value	\$0		
(=) County Taxable Value	\$100		

Note: -137% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
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SALES INFOR

Sale Date	Book Page	Price	Instr	Qual
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PROPERTY INFORMATION

Parcel Number 00-00-31-1180-0018-0040

Owner Name CITY OF FERNANDINA BEACH
 Mailing Address 204 ASH STREET
 Location Address FERNANDINA BEACH, FL 32034
 FERNANDINA BEACH 32034
 Tax District FERNANDINA BEACH
 Millage 20.3245
 Homestead Yes
 Property Usage MUNICIPAL 008900
 Deed Acres 0.13
 Short Legal PT LOT 18 IN OR 2185/1446 CITRONA S/D OF SEC 28-3N-28E UNR

2019 Preliminary Values (Subject to Change)

Land Value \$
 (+) Improved Value \$0
 (=) **Market Value** **\$100**
 (-) Agricultural Classification \$0
 (-) SOH or Non-Hx* Capped Savings \$
 (=) **Assessed Value** **\$100**
 (-) Homestead \$0
 (-) Additional Exemptions \$
 (=) School Taxable Value \$0
 (-) Non-School HX & Other Exempt Value \$
 (=) **County Taxable Value** **\$0**

Note: *13% Cap does not apply to School Taxable Value



Map This Parcel



GIS Report

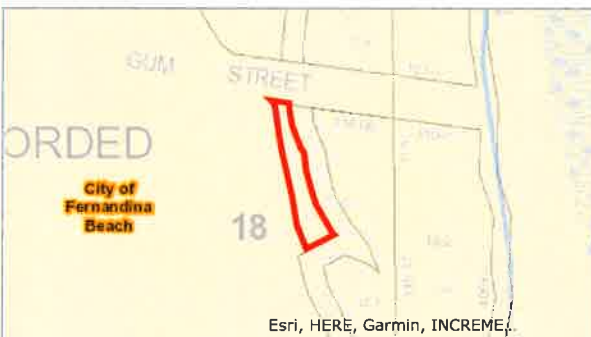


Property Record Card



Print Friendly Page

PARCEL MAP



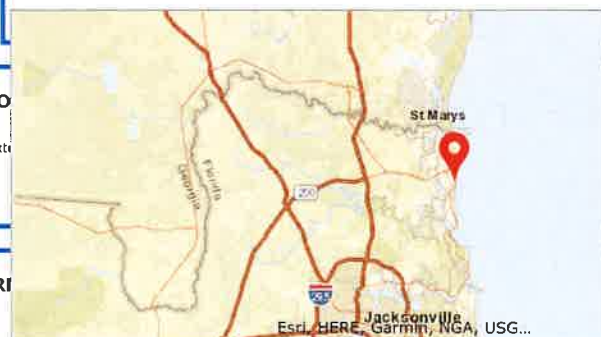
2019 AERIAL MAP



PROPERTY PHOTO

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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext

SALES INFO

Sale Date	Book Page	Price	Instr	Qual
2018-03-20	2185 / 1446	\$0	MS	U

AMELIA BLUFF LLC CITY OF FERNANDINA BEACH



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0279-0011

Owner Name BUCHANAN DIANA L
Mailing Address 402 S 3RD ST
FERNANDINA BEACH, FL 32034
Location Address 402 3RD ST S
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Millage 20.3245
Homestead Yes
Property Usage SINGLE FAM 000100
Deed Acres 0
Short Legal BLOCK 279 LOT N1/2 OF 1 31-34 & N1/2 OF LOTS 27-30 OR 332/327 & OR 727/1871

2019 Preliminary Values (Subject to Change)

Land Value \$102,410
(+) Improved Value \$63,939
(=) Market Value \$166,349
(-) Agricultural Classification \$0
(-) SOH or Non-Hx* Capped Savings \$86,455
(=) Assessed Value \$79,894
(-) Homestead \$25,000
(-) Additional Exemptions \$500
(=) School Taxable Value \$54,394
(-) Non-School HX & Other Exempt Value \$54,394
(=) County Taxable Value \$0



Map This Parcel



GIS Report



Property Record Card



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Note - *12% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP

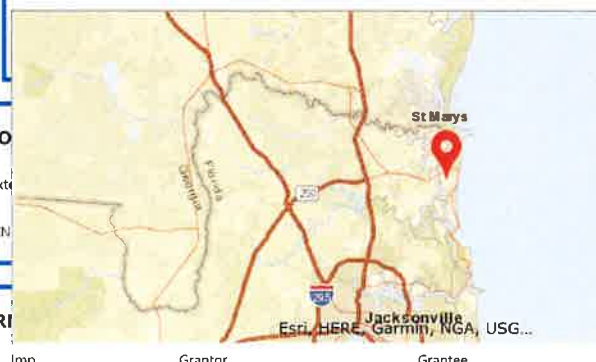


PROPERTY PHOTO



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LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
SINGLE FAM	1616	1106	4	1	AL SIDIN

SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp
1995-04-20	727 / 1871	\$100	WD	U	Y

Grantor BUCHANAN FARLEY T L & DIANA L
Grantee BUCHANAN FARLEY T L & DIANA L



PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0279-0120

Owner Name KOHLMAN DOUGLAS SCOTT

Mailing Address 324 ELM ST

FERNANDINA BEACH, FL 32034

Location Address 324 ELM ST

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Millage 20.3245

Homestead Yes

Property Usage SINGLE FAM 000100

Deed Acres 0

Short Legal BLOCK 279 LOTS 12 13 14 E OF SAL RR PT OR 1297/439 & PT OR 2167/1156

2019 Preliminary Values (Subject to Change)

Land Value	\$
(+) Improved Value	\$66,279
(=) Market Value	\$145,029
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$
(=) Assessed Value	\$115,526
(-) Homestead	\$0
(-) Additional Exemptions	\$
(=) School Taxable Value	\$90,526
(-) Non-School HX & Other Exempt Value	\$
(=) County Taxable Value	\$65,526



Map This Parcel



GIS Report



Property Record Card



Print Friendly Page

Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



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LOCATION MAP



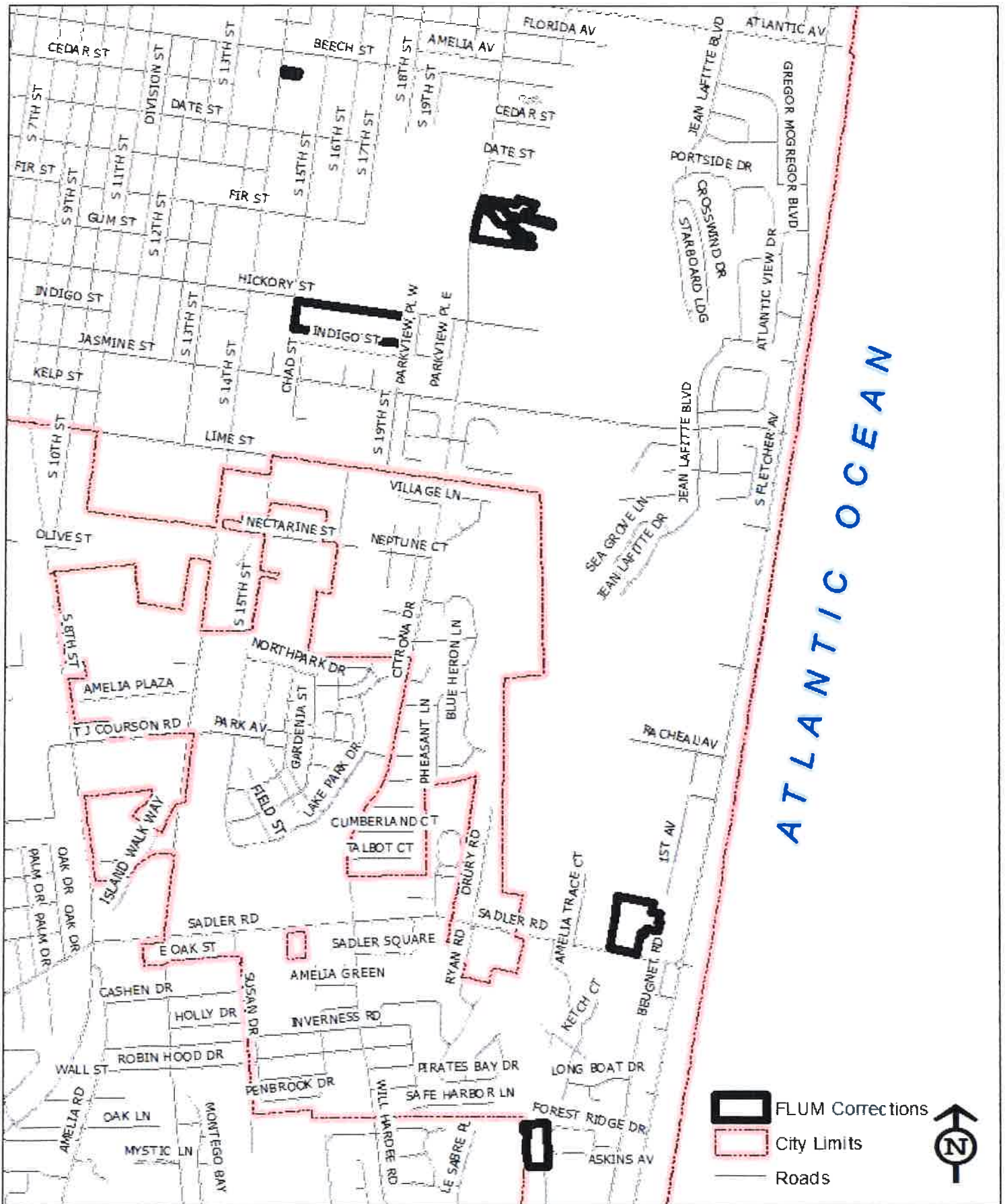
BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
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SALES INFO

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2017-12-27	2167 / 1156	\$20,000	WD	U	N	RICHARDSON MICHAEL	KOHLMAN DOUGLAS S
2005-02-23	1297 / 439	\$248,000	WD	Q	Y	CRYDER DAPHNE LOVELL L/E	KOHLMAN DOUGLAS SCOTT

FUTURE LAND USE MAP AMENDMENTS CONFLICTS ONLY



ZONING MAP AMENDMENTS CONFLICTS ONLY

