

Pristine 6.87 Acres on the Nassau River

Being Offered For Sale at **\$3,175,000.00**
0 Old Nassauville Rd, Fernandina Beach FL 32034



LAND & SITE

6.87 ACRES

Approximately 300,000 total square feet

- Natural, heavily wooded tract
- No known wetlands; entire tract represented as usable
- No known environmental issues
- Approximately 15 feet above the water line

DEEP-WATER ACCESS

400 FT WATERFRONT

- Estimated water depth of 15-18 feet
- Dock permits are in the renewal process
- Plans call for a 462-foot access pier
- 3,648-SF, four-slip boat dock
- Surveys, drawings and permit copies available

ACCESS & LOCATION

525 FT ROAD FRONTAGE

- Electric available at the site
- Well and septic system required
- Approx. 9 miles to downtown Fernandina Beach
- Approx. 10 miles to beaches
- Approx. 25 miles to Jacksonville International Airport



BOB ASCHER

Broker Owner

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PROPERTY VIDEO



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