PT OF LOTS 24 & 25 (S-6 & 7)
IN OR 2250/1376
RESUB OF LOTS 24 & 25

BROUSSARD MICHAEL L & TATIANA A
87302 BROOKER RD
YULEE, FL 32097

2023

00-00-30-0800-0024-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

GEIGER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	111,600
TOTAL MARKET VALUE	111,600
SOH/AGL Deduction	37,330
ASSESSED VALUE	74,270
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,270
TOTAL JUST VALUE	111,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2250/1376	1/24/2019	WD	U	V	37	54,000
GRANTOR: ROWAN ROBERT M & CARO						
GRANTEE: BROUSSARD MICHAEL L						
1802/1975	7/19/2012	WD	Q	V	02	46,000
GRANTOR: BROUSSARD MICHAEL L &						
GRANTEE: ROWAN ROBERT MICHAE						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	0		RS-2	124.00	280.00	124.00	FF		1.00	1.00	0.75	1,200.00	900.00	111,600							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 111,600 Market: 0 Agricultural: 0 Common: 111,600 PRINTED 08/02/2023 BY SYS