IN OR 2271/1332
ESMT OR 1894/768

CARTER BRITTNY & CHRISTOPHER
86105 COURTNEY ISLES WAY APT #
YULEE, FL 32097

2023

03-2N-25-0000-0001-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

56223 DAVIS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,717
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	94,717
SOH/AGL Deduction	29,087
ASSESSED VALUE	65,630
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,630
TOTAL JUST VALUE	94,717
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-12091	CO		04/21/2023
22012091	NEW CONSTR	342,590	08/08/2022
20007605	XFOB	34,776	08/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2271/1332	5/01/2019	WD	Q	V	01	85,000
GRANTOR: RUSSELL PREMIER PROPE						
GRANTEE: CARTER BRITTNY L W						
2241/1267	12/06/2018	WD	Q	V	01	40,000
GRANTOR: POPE TYLER O						
GRANTEE: RUSSELL PREMIER PRO						

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
1	0681	POLE SHED	0	0	28	48	1,344.00	SF	15.00	15.00	25	2021	2021	3	73	14,717	

LAND DESCRIPTION

TOTAL OB/XF 14,717

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	000115	C	SFR ACRES	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 03/07/2023 BY DJA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS