LOT 3
BELLAMY POINT OR 2251/722

LOVE ANTHONY MICHAEL & ANGELA MARIE
83355 PURPLE MARTIN DRIVE
YULEE, FL 32097

2023

04-2N-25-0211-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8033.00		

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

45496 MUSSLEWHITE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	56,000
TOTAL MARKET VALUE	56,000
SOH/AGL Deduction	2,639
ASSESSED VALUE	53,361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,361
TOTAL JUST VALUE	56,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23004223	NEW CONSTR	642,742	03/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/0141	12/21/2020	WD	Q	I	01	60,000

GRANTOR: BENNETTS PROPERTY SER
GRANTEE: LOVE ANTHONY 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	000115	C	SFR ACRES	0			0.00	0.00	1.40	AC		1.00	1.00	1.00	40,000.00	40,000.00	56,000							

REVIEW DATE 01/30/2019 BY HG Total Acres: 1.40 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 08/02/2023 BY SYS