PT OF LOT 11 CASE 99-1071-CA
IN OR 818 PG 821
CORNWALL SURVEY

FIRST COAST INC
PO BOX 39
YULEE, FL 32041

2023

05-3N-24-2020-0011-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	57,500
TOTAL MARKET VALUE	57,500
SOH/AGL Deduction	0
ASSESSED VALUE	57,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,500
TOTAL JUST VALUE	57,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2466/1608	6/01/2021	TX	U	V	11	15,100
GRANTOR: TAX COLLECTOR						
GRANTEE: FIRST COAST INC						
0920/1828	2/16/2000	FJ	U	V	06	0
GRANTOR: CLERK OF COURT						
GRANTEE: DAY KATRIENA VARINE						

ROWE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2023 DC
INC DATE		AG DATE	

BUILDING NOTES

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

BUILDING DIMENSIONS

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	2.50	AC		1.00	1.00	1.00	23,000.00	23,000.00	57,500							

REVIEW DATE 08/01/2022 BY KBA Total Acres: 2.50 Total Land Value: 57,500 Market: 0 Agricultural: 0 Common: 57,500 PRINTED 08/02/2023 BY SYS