BLOCK 2 LOT 1
IN OR 2028/520
WINGATE LANDING #2 PB 5/334

FULLARD ALAN & ELIZABETH
58231 MELTON RD
HILLIARD, FL 32046

2023

05-3N-26-2341-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

67368 WINGATE LANDING RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	86,400
TOTAL MARKET VALUE	98,400
SOH/AGL Deduction	23,077
ASSESSED VALUE	75,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,323
TOTAL JUST VALUE	98,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2028/0520	2/12/2016	QC	U	I	11	100
GRANTOR: HARDEN LAUREL THOMAS						
GRANTEE: FULLARD ALAN & ELIZ						
0656/0787	5/04/1992	WD	Q	V		35,000
GRANTOR: WINGATE CLAUDE & M L						
GRANTEE: HARDEN LAUREL & C A						

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
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000001	C	V RS W/XFOB	0	0005	OR	0.00	0.00	5.40	AC		1.00	1.00	1.00	16,000.00	16,000.00	86,400							

REVIEW DATE 09/28/2020 BY KBA Total Acres: 5.40 Total Land Value: 86,400 Market: 0 Agricultural: 0 Common: 86,400 PRINTED 08/02/2023 BY SYS