PT GOVT LOT 4 OF SEC 6-2N-27E
IN OR 2033/59

STATE OF FLORIDA DOT
1109 SOUTH MARION AVENUE
LAKE CITY, FL 32025-5871

**2023**

**06-2N-27-0000-0005-0050**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 8700 | STATE | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

MENTORIA RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 202,725 |
| TOTAL MARKET VALUE | | 202,725 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 202,725 |
| TOTAL EXEMPTION VALUE | 05 | 202,725 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 202,725 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 202,725 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2033/0059 | 10/13/2014 | FJ | U | V | 18 | 0 |
| GRANTOR: MOBLEY JEANETTE E | | | | | | |
| GRANTEE: STATE OF FLORIDA DO | | | | | | |
| 1522/0919 | 4/13/2007 | QC | U | V | 01 | 100 |
| GRANTOR: MOBLEY OTIS C SR | | | | | | |
| GRANTEE: MOBLEY JEANETTE E | | | | | | |

### 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 | 008700 | C | STATE | 0 | 0007 | CHT | 0.00 | 0.00 | 8.11 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 202,725 | | | | | | | |

REVIEW DATE 05/14/2021 BY NWX Total Acres: 8.11 Total Land Value: 202,725 Market: 0 Agricultural: 0 Common: 202,725 PRINTED 08/02/2023 BY SYS