PT OR 1376/651

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2023

07-2N-27-0000-0001-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

75641 MENTORIA RD, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		73,600
TOTAL MARKET VALUE		73,600
SOH/AGL Deduction		39,926
ASSESSED VALUE		33,674
TOTAL EXEMPTION VALUE	04	33,674
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		73,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1376/0651	12/22/2005	WD	U	V	06	100

GRANTOR: RAYONIER FOREST RESOU

GRANTEE: JEA

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	008900	C	MUNICIPAL	0		OR	0.00	0.00	0.92	AC		1.00	1.00	1.00	80,000.00	80,000.00	73,600							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.92 Total Land Value: 73,600 Market: 0 Agricultural: 0 Common: 73,600 PRINTED 08/02/2023 BY SYS