



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY					
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY			
																	VALUATION BY			
																	Tax Group: 4		STANDARD	
																	Tax Dist:			
																	BUILDING MARKET VALUE		0	
																	TOTAL MARKET OB/XF VALUE		0	
																	TOTAL LAND VALUE - MARKET		219,380	
																	TOTAL MARKET VALUE		24,524	
																	SOH/AGL Deduction		0	
																	ASSESSED VALUE		24,524	
																	TOTAL EXEMPTION VALUE		0	
																	BASE TAXABLE VALUE		24,524	
																	TOTAL JUST VALUE		219,380	
																	NCON VALUE		0	
																	INCOME VALUE			
																	PREVIOUS YEAR MKT VALUE		0	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2541/1154	2/23/2022	WD	U	V	11	100
GRANTOR: VANZANT LARRY D & C H						
GRANTEE: VANZANT C HENRY						
2402/0517	10/22/2020	WD	U	V	11	100
GRANTOR: VANZANT LARRY D & C H						
GRANTEE: VANZANT C HENRY						

EXTRA FEATURES															TOTALS	
L N	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
CR 108, YULEE																
										BLD DATE		LGL DATE		07/27/2022 DCA		
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	57.68	AC		1.00	1.00	1.00	410.00	410.00	23,649							
2	005902	A	HARDWOOD SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	175.00	175.00	875							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	62.68	AC		1.00	1.00	1.00	3,500.00	3,500.00	219,380							