LOT 13
CROSSROADS OR 2297/719

STRAUDER BRIAN L & TABATHA L
76059 DEERWOOD DRIVE
YULEE, FL 32097

2023

09-3N-25-0301-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

151700 CR 108, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	64,000
TOTAL MARKET VALUE	64,000
SOH/AGL Deduction	0
ASSESSED VALUE	64,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,000
TOTAL JUST VALUE	64,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2521/1424	10/08/2021	SW	Q	V	01	70,000

GRANTOR: RAYDIENT LLC

GRANTEE: STRAUDER BRIAN L &

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	000115	C	SFR ACRES	0		OR	0.00	0.00	3.20	AC		1.00	1.00	1.00	20,000.00	20,000.00	64,000							

REVIEW DATE 09/10/2019 BY HG Total Acres: 3.20 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000 PRINTED 08/02/2023 BY SYS