PT TRACT C BEING ONLY PT LYING
S OF OR 371/227,OR 372/419,
OR 461/270 & OR 826/393

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

**2023**

**10-1N-25-2880-000C-0020**

## BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 8600 | COUNTY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8025.00 | | |

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

W PLANTATION RD, CALLAHAN

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 73 |
| TOTAL MARKET VALUE | | 73 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 73 |
| TOTAL EXEMPTION VALUE | 03 | 73 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 73 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 73 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0490/0688 | 6/03/1986 | MS | U | V | 03 | 100 |

GRANTOR: CONYERS GAYLE U ETAL

GRANTEE: NASSAU COUNTY

## 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 | | | 0.00 | 0.00 | 0.73 | AC | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 73 | | | | | | | |

REVIEW DATE 11/18/2022 BY KBA Total Acres: 0.73 Total Land Value: 73 Market: 0 Agricultural: 0 Common: 73 PRINTED 08/02/2023 BY SYS