PT OF SE1/4 OF SEC 12-2N-25E
IN OR 2311/308

FERRANTI MICHELE/PATTERSON ROBIN MICHELLE
86134 FLORIDA AVENUE
YULEE, FL 32097

2023

12-2N-25-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

451136 SR 200, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,140
TOTAL MARKET VALUE	85,140
SOH/AGL Deduction	0
ASSESSED VALUE	85,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,140
TOTAL JUST VALUE	85,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2311/0308	10/04/2019	WD	U	V	40	125,000
GRANTOR: RANDY ROAD LLC						
GRANTEE: FERRANTI MICHELE &						
2302/0805	4/04/2019	WD	Q	V	01	110,000
GRANTOR: HALEY JO ANN & BETTY						
GRANTEE: RANDY ROAD LLC						

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	4.73	AC		1.00	1.00	1.00	18,000.00	18,000.00	85,140							

REVIEW DATE 08/21/2020 BY KBA Total Acres: 4.73 Total Land Value: 85,140 Market: 0 Agricultural: 0 Common: 85,140 PRINTED 08/02/2023 BY SYS