PT SEC 12-2N-26E
IN OR 2252/1198

DAVIS PARKS LLC
20725 SW 46TH AVENUE
NEWBERRY, FL 32669

2023

12-2N-26-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	4001.00		

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

JOHNSON LAKE DR, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	83,224
TOTAL MARKET VALUE	83,224
SOH/AGL Deduction	5,354
ASSESSED VALUE	77,870
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,870
TOTAL JUST VALUE	83,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2256/0134	2/14/2019	WD	U	V	16	100
GRANTOR: HICKS CURTIS O JR P/R						
GRANTEE: DAVIS PARK LLC						
2252/1198	1/30/2019	WD	U	V	11	100
GRANTOR: HICKS GLENN EDWARD II						
GRANTEE: DAVIS PARKS 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	001000	C	COMMERCIAL	0	0003		0.00	0.00	1.84	AC		1.00	1.00	1.00	45,000.00	45,000.00	82,710							
2	009630	C	SWAMP	0			0.00	0.00	1.03	AC		1.00	1.00	1.00	500.00	500.00	514							

REVIEW DATE 07/10/2020 BY KBA Total Acres: 2.87 Total Land Value: 83,224 Market: 0 Agricultural: 0 Common: 83,224 PRINTED 08/02/2023 BY SYS