PT OF LOT 35
PT OF OR 314 PG 351
NASSAU LANDING SUB

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

2023

13-2N-26-4200-0035-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8001	V GV W/XFOB	
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

EDWARDS RD, 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		10,876
TOTAL LAND VALUE - MARKET		25,725
TOTAL MARKET VALUE		36,601
SOH/AGL Deduction		10,593
ASSESSED VALUE		26,008
TOTAL EXEMPTION VALUE	03	26,008
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		36,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		23,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0314/0351	5/01/1980	MS	U	V		100

GRANTOR:
GRANTEE:

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
1	0803	ASPHALT C	0	0	0	0	10,876.00	SF	2.00	2.00	100	1990	1990	3	50	10,876	

LAND DESCRIPTION

TOTAL OB/XF 10,876

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	008001	C	V GV/XFOB	0		RS-1	0.00	0.00	0.49	AC		1.00	1.00	0.75	70,000.00	52,500.00	25,725							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.49 Total Land Value: 25,725 Market: 0 Agricultural: 0 Common: 25,725 PRINTED 08/02/2023 BY SYS