

PT FRACL SEC 13-2N-28E IN
OR 1243/1349 BEING PARCEL 9-A
& BEING ONLY PT LYING N OF

NASSAU COUNTY BOCC
96135 NASSAU PLACE STE 2
YULEE, FL 32097

2023

13-2N-28-0000-0002-0060



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																			
															VALUATION BY STANDARD																					
					Tax Group: 8										Tax Dist:																					
					BUILDING MARKET VALUE										0																					
					TOTAL MARKET OB/XF VALUE										0																					
					TOTAL LAND VALUE - MARKET										41,000																					
					TOTAL MARKET VALUE										41,000																					
					SOH/AGL Deduction										0																					
					ASSESSED VALUE										41,000																					
					TOTAL EXEMPTION VALUE										03 41,000																					
					BASE TAXABLE VALUE										0																					
DOR CODE					8000					VAC GOVERNMENTAL																										
MAP NUM										MKT AREA					03																					
NEIGHBORHOOD/LOC					3028.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS																																				
EXTRA FEATURES					AMELIA ISLAND PKWY, FERNANDINA BEACH																															
L N	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																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	008600	C	COUNTY	0			0.00	0.00	0.41	AC		1.00	1.00	1.00	100,000.00	100,000.00	41,000																			
REVIEW DATE 08/22/2022 BY HSA Total Acres: 0.41 Total Land Value: 41,000 Market: 0 Agricultural: 0 Common: 41,000 PRINTED 08/02/2023 BY SYS																																				