PT OF SEC'S 11-2N-26E &
14-2N-26E IN OR 2530/1083

DISTRICT SCHOOL BOARD OF NASSAU COUNTY FLORIDA
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

14-2N-26-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
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	12/19/2022 DCA
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		1,033,500
TOTAL MARKET VALUE		1,033,500
SOH/AGL Deduction		0
ASSESSED VALUE		1,033,500
TOTAL EXEMPTION VALUE	01	1,033,500
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,033,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		551,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2530/1083	1/14/2022	SW	U	V	18	825,000

GRANTOR: THREE RIVERS DEVELOPE

GRANTEE: DISTRICT SCHOOL BOA

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	008600	C	COUNTY	0		PUD	0.00	0.00	27.56	AC		1.00	1.00	1.00	37,500.00	37,500.00	1,033,500							

REVIEW DATE 12/19/2022 BY DC Total Acres: 27.56 Total Land Value: 1,033,500 Market: 0 Agricultural: 0 Common: 1,033,500 PRINTED 08/02/2023 BY SYS