LOT 86
IN OR 1536/1621
DEEP CREEK PLANTATION PB 7/239

SHROADS JAMES L & JANE R/
PO BOX 15568
FERNANDINA BEACH, FL 32035

2023

23-1N-23-034D-0086-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

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

BULLOCK BLUFF RD, BRYCEVILLE

BLD DATE		LGL DATE	05/31/2023 MLU
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	52,760
TOTAL MARKET VALUE	52,760
SOH/AGL Deduction	34,916
ASSESSED VALUE	17,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,844
TOTAL JUST VALUE	52,760
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/1621	11/20/2007	WD	Q	V		125,600

GRANTOR: DEEP CREEK PLANTATION
GRANTEE: SHROADS JAMES L & J

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	000000	C	VAC RES	0	0006	OR	0.00	0.00	1.88	AC		1.00	1.00	1.00	16,000.00	16,000.00	30,080							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	1.89	AC		1.00	1.00	1.00	12,000.00	12,000.00	22,680							

REVIEW DATE 05/31/2023 BY MLU Total Acres: 3.77 Total Land Value: 52,760 Market: 0 Agricultural: 0 Common: 52,760 PRINTED 08/02/2023 BY SYS