LOT 14
IN OR 2625/1678
ESMT PT OR 1308/955

BAILEY STEVEN F & SHERRY A L/E/
97095 CHIMNEY RIDGE CT
YULEE, FL 32097

2023

23-4N-23-2020-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

28118 DO HI WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,800
TOTAL LAND VALUE - MARKET	192,850
TOTAL MARKET VALUE	8,727
SOH/AGL Deduction	0
ASSESSED VALUE	8,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,727
TOTAL JUST VALUE	197,650
NCON VALUE	4,800
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001527	GARAGE	0	01/26/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/1678	3/01/2023	QC	U	I	11	100
GRANTOR: BAILEY STEVEN F & SHE						
GRANTEE: STEWART ALLISON & R						
2481/0211	7/15/2021	WD	Q	V	01	162,000
GRANTOR: WAITE RONALD W & JENN						
GRANTEE: BAILEY STEVEN F & S						

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	0681	POLE SHED	0	0	20	16	320.00	SF	15.00	15.00	100	2022	2022	3	100	4,800	

LAND DESCRIPTION

TOTAL OB/XF 4,800

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	005600	A	TIMBER 3 SI	0			0.00	0.00	9.15	AC		1.00	1.00	1.00	410.00	410.00	3,752							
2	005902	A	HARDWOOD SI	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	175.00	175.00	175							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	10.15	AC		1.00	1.00	1.00	19,000.00	19,000.00	192,850							

REVIEW DATE 06/08/2022 BY TWX Total Acres: 10.15 Total Land Value: 3,927 Market: 192,850 Agricultural: 3,927 Common: 0 PRINTED 08/02/2023 BY SYS