PT OF SEC 34-2N-28E
BEING THE NORTH HALF OF
OR 2477/1002

NEW ATLANTIC BUILDERS INC
5875 MINING TER UNIT 206
JACKSONVILLE, FL 32257

2023

24-2N-28-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

96100 BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	70,840
TOTAL MARKET VALUE	82,840
SOH/AGL Deduction	15,735
ASSESSED VALUE	67,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,105
TOTAL JUST VALUE	82,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2202806	NEW CONSTR	427,332	02/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2477/1002	7/06/2021	WD	Q	V	05	300,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						
2474/0439	6/25/2021	WD	Q	V	05	185,000
GRANTOR: FRENCH BARBARA G						
GRANTEE: SIMMONS 9 LLC						

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
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000715	C	MISC RES AC	0		RS-1	0.00	0.00	0.77	AC		1.00	1.00	1.15	80,000.00	92,000.00	70,840							

REVIEW DATE 06/23/2022 BY KW Total Acres: 0.77 Total Land Value: 70,840 Market: 0 Agricultural: 0 Common: 70,840 PRINTED 08/02/2023 BY SYS