PT OF LOT 2 E OF SR 107 &
S OF SCL IN OR 2625/821

MELTON AMOS SR L/E &/
96113 MT ZION LOOP
YULEE, FL 32097

2023

24-2N-28-0000-0004-0000

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

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	65,280
TOTAL MARKET VALUE	77,280
SOH/AGL Deduction	28,912
ASSESSED VALUE	48,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,368
TOTAL JUST VALUE	77,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530914	DEMOLITION	0	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2625/0821	3/13/2023	LE	U	I	11	100
GRANTOR: MELTON AMOS J SR						
GRANTEE: MELTON PAULA M & JA						
2551/1090	3/12/2022	QC	U	V	11	100
GRANTOR: MELTON PAULA M						
GRANTEE: MELTON AMOS SR						

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

96042 BLACKROCK RD, YULEE

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1987	1987	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1987	1987	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	000001	C	V RS W/XFOB	0		RS-1	0.00	0.00	0.96	AC		1.00	1.00	0.85	80,000.00	68,000.00	65,280							

REVIEW DATE 02/18/2022 BY KWA Total Acres: 0.96 Total Land Value: 65,280 Market: 0 Agricultural: 0 Common: 65,280 PRINTED 08/02/2023 BY SYS