LOT 9 & S1/2 OF 10 & PARCEL 39
IN OR 267/65 & OR 15/534 &
OR 689/1330

GRANT JESSIE L & JANESSA V/GANT JANESSA V
PO BOX 15033
FERNANDINA BEACH, FL 32035-3101

2023

24-2N-28-4940-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

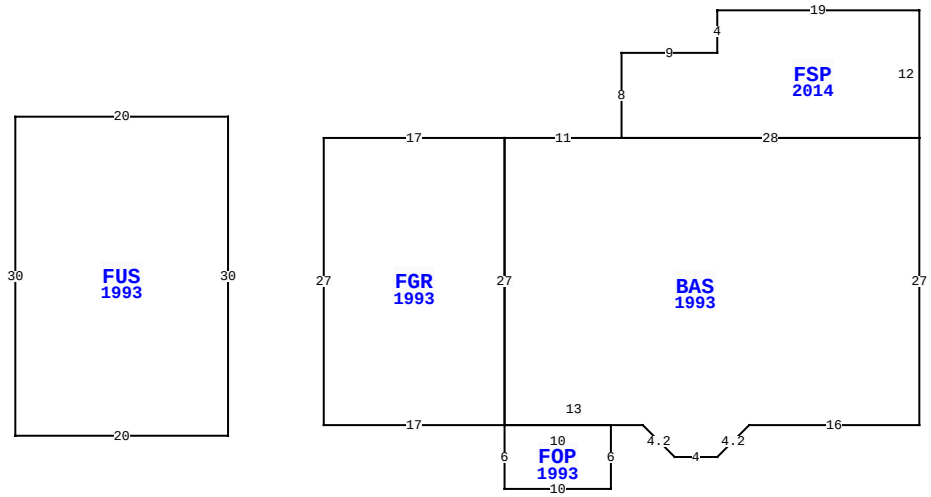
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,074	100	1,074	86,110
FGR	459	55	252	20,204
FOP	60	30	18	1,443
FSP	300	40	120	9,621
FUS	600	100	600	48,106
TOTALS	2,493		2,064	165,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,064	115.1304	103.91	214,470	1979	1984	0	0	0	22.84	77.16

1 SINGLE FAM – 100% - 0 Heated Area: 1674 HX Base Yr



96002 ZION CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		165,485
TOTAL MARKET OB/XF VALUE		2,496
TOTAL LAND VALUE - MARKET		84,068
TOTAL MARKET VALUE		252,049
SOH/AGL Deduction		126,964
ASSESSED VALUE		125,085
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,085
TOTAL JUST VALUE		252,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4273	ADDITION	22,500	07/28/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0264/0524	5/01/1978	MS	U	V		1,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W19 S4 W9 S8 BAS=[YR=1993] W11 FGR=[YR=1993] W17 S27 E17 FOP=[YR=1993] S6 E10 N6 W10 $N27 $ S27 E13 D3 R3 E4 U3 R3 E16 N27 W28 $ E28 N12 $ PTR= S10 W65 FUS=[YR=1993] W20 S30 E20 N30$ E65 N10$.

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	0811	CONCRETE B	0	100	0	0	750.00	SF	5.20	5.20	100	1991	1991	3	64	2,496	

LAND DESCRIPTION

TOTAL OB/XF 2,496

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	000116	C	SFR MARSH	100	0006	RM	75.00	113.00	1.50	AC		1.00	1.00	0.70	80,000.00	56,000.00	84,000							
2	009620	C	MARSH	0	0006	RM	0.00	0.00	0.68	AC		1.00	1.00	1.00	100.00	100.00	68							

REVIEW DATE 07/07/2020 BY KWA Total Acres: 2.18 Total Land Value: 84,068 Market: 0 Agricultural: 0 Common: 84,068 PRINTED 08/02/2023 BY SYS