LOT 1
IN OR 1018/25

WRIGHT ANTHONY GEORGE
87367 LENTS ROAD
YULEE, FL 32097

2023

26-3N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

BRADDOCK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	20,628
TOTAL MARKET VALUE	20,628
SOH/AGL Deduction	3,849
ASSESSED VALUE	16,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,779
TOTAL JUST VALUE	20,628
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1018/0025	11/05/2001	QC	Q	V		2,000
GRANTOR: FARMER WILLIAM ALAN						
GRANTEE: WRIGHT ANTHONY GEOR						
0814/0432	11/20/1997	QC	U	V	06	1,000
GRANTOR: THIRSK PATRICIA A PAR						
GRANTEE: FARMER WILLIAM ALAN						

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		OR	0.00	0.00	3.82	AC		1.00	1.00	0.30	18,000.00	5,400.00	20,628							

REVIEW DATE 04/04/2017 BY KBX Total Acres: 3.82 Total Land Value: 20,628 Market: 0 Agricultural: 0 Common: 20,628 PRINTED 08/02/2023 BY SYS