

BLK 59 LOTS 1 & 2
IN OR 97/64
JAX PARK SUB UNIT D PBK 2/7

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2023

27-2N-24-228D-0059-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																						
																	VALUATION BY STANDARD																						
																	Tax Group: 6						Tax Dist:																
																	BUILDING MARKET VALUE						0																
																	TOTAL MARKET OB/XF VALUE						0																
																	TOTAL LAND VALUE - MARKET						3,420																
																	TOTAL MARKET VALUE						3,420																
																	SOH/AGL Deduction						2,263																
																	ASSESSED VALUE						1,157																
																	TOTAL EXEMPTION VALUE						03																
																	BASE TAXABLE VALUE						0																
DOR CODE					8000 VAC GOVERNMENTAL																																		
MAP NUM												08																											
NEIGHBORHOOD/LOC					8001.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																							
EXTRA FEATURES					RIVER RD, CALLAHAN																																		
L N	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																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000115	C	SFR ACRES	0		OR	0.00	0.00	0.11	AC		1.00	1.00	1.00	30,000.00	30,000.00	3,420																						
REVIEW DATE 06/13/2023					BY MLU					Total Acres: 0.11					Total Land Value: 3,420					Market: 0					Agricultural: 0					Common: 3,420					PRINTED 08/02/2023 BY SYS				