PT SW1/4 OF SEC 27-3N-25E
IN OR 2074/1022

WILDER LESLIE A
86225 MEADOWFIELD BLUFFS RD
YULEE, FL 32097

2023

27-3N-25-0000-0003-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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

55020 COUNTREE LIFE WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	350,000
SOH/AGL Deduction	212,500
ASSESSED VALUE	137,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,500
TOTAL JUST VALUE	350,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633205	NEW CONSTR	384,310	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2264/0339	3/20/2019	QC	U	V	11	100
GRANTOR: WILDER LESLIE A ET AL						
GRANTEE: WILDER LESLIE						
2074/1022	9/28/2016	QC	U	V	11	100
GRANTOR: WILDER RONALD BRUCE J						
GRANTEE: WILDER RONALD BRUCE						

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	009900	C	AC NON-AG	0		OR	0.00	0.00	25.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	350,000							

REVIEW DATE 05/30/2023 BY MLU Total Acres: 25.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 08/02/2023 BY SYS