PT OF NE1/4 OF SEC 30-2N-25E
IN OR 2490/1114
(EX OR 2561/1995)

FITTS SARA H/BUTLER MICHAEL C
79660 PLUMMERS CREEK DR
YULEE, FL 32097

2023

30-2N-25-0000-0004-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

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

CR 108, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	87,840
TOTAL MARKET VALUE	87,840
SOH/AGL Deduction	0
ASSESSED VALUE	87,840
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,840
TOTAL JUST VALUE	87,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2490/1114	8/24/2021	WD	Q	V	01	139,500
GRANTOR: CLAND LLC						
GRANTEE: FITTS SARA H & MICH						
1463/1696	12/06/2006	WD	Q	V		200,000
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: CLAND LLC						

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			0.00	0.00	4.88	AC		1.00	1.00	1.00	18,000.00	18,000.00	87,840							

REVIEW DATE 05/13/2022 BY TWA Total Acres: 4.88 Total Land Value: 87,840 Market: 0 Agricultural: 0 Common: 87,840 PRINTED 08/02/2023 BY SYS