W200 FT OF LOT 14 &
N50 FT OF LOT 15
ST MARYS HEIGHTS SUB PB 3/36

FIRST COAST INC
PO BOX 39
YULEE, FL 32041

2023

30-4N-24-2740-0014-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

US HWY 1, HILLIARD

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	29,075
TOTAL MARKET VALUE	29,075
SOH/AGL Deduction	0
ASSESSED VALUE	29,075
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,075
TOTAL JUST VALUE	29,075
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952251	DEMOLITION	4,000	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2526/1798	1/04/2022	TX	U	V	11	24,500
GRANTOR: MUHEISEN NAJHY						
GRANTEE: FIRST COAST INC						
1949/1236	11/20/2014	WD	U	V	37	25,000
GRANTOR: SNOWDEN JANET CALHOUN						
GRANTEE: MUHEISEN NAJHY						

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	001000	C	COMMERCIAL	0		CG	0.00	0.00	57,500.00	SF		1.00	1.00	1.00	0.50	0.50	28,750							
2	009600	C	WASTELAND	0		CG	0.00	0.00	0.13	AC		1.00	1.00	1.00	2,500.00	2,500.00	325							

REVIEW DATE 06/10/2021 BY TWA Total Acres: 0.13 Total Land Value: 29,075 Market: 0 Agricultural: 0 Common: 29,075 PRINTED 08/02/2023 BY SYS