PT E1/2 OF NW1/4 SEC 32-2N-28
IN OR 2564-646
ESMT OR 553/813

COATES MICHAEL & PORSHA (H/W)
86090 MAPLE LEAF PL
YULEE, FL 32097

2023

32-2N-28-0000-0005-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

95225 HATTON RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	224,100
TOTAL MARKET VALUE	224,100
SOH/AGL Deduction	0
ASSESSED VALUE	224,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,100
TOTAL JUST VALUE	224,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006989	HTD 2553	523,990	05/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/0646	5/19/2022	PR	U	V	19	175,000
GRANTOR: SMITH JOSEPH N EST,RE						
GRANTEE: COATES MICHAEL & PO						
0810/0160	10/17/1997	WD	U	V	09	100
GRANTOR: POLLOCK MOLLIE & PATR						
GRANTEE: SMITH JOSEPH N						

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	000115	C	SFR ACRES	0	0002	OR	0.00	0.00	3.32	AC		1.00	1.00	0.90	75,000.00	67,500.00	224,100							

REVIEW DATE 05/30/2023 BY MLU Total Acres: 3.32 Total Land Value: 224,100 Market: 0 Agricultural: 0 Common: 224,100 PRINTED 08/02/2023 BY SYS