PT NW1/4 OF SW1/4 OF
SEC 32-2N-28E IN OR 1711/661

MCNEIL MINNIE
1823 VINELAND LANE
TALLAHASSEE, FL 32317

2023

32-2N-28-0000-0025-0090

NASSAU COUNTY PROPERTY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	162,000
TOTAL MARKET VALUE	162,000
SOH/AGL Deduction	77,816
ASSESSED VALUE	84,184
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,184
TOTAL JUST VALUE	162,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1711/0661	11/24/2010	QC	U	V	11	100
GRANTOR: BLUE BENJAMIN J						
GRANTEE: MCNEIL MINNIE						
1423/1487	6/27/2006	PR	U	V	01	100
GRANTOR: BLUE JAMES C JR P/R						
GRANTEE: BLUE BENJAMIN J						

HENDRICKS RD, FERNANDINA BEACH

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

BUILDING NOTES

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

BUILDING DIMENSIONS

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		OR	0.00	0.00	2.16	AC		1.00	1.00	1.00	75,000.00	75,000.00	162,000							

REVIEW DATE 05/30/2023 BY MLU Total Acres: 2.16 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 08/02/2023 BY SYS