PT FRACL SEC 34-2N-27E IN
OR 2020/176 BEING PARCEL "2"

NORTH FLORIDA LAND TRUST INC
843 W MONROE ST
JACKSONVILLE, FL 32202

2023

34-2N-27-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
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

US HWY 17, YULEE

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		28,300
TOTAL MARKET VALUE		28,300
SOH/AGL Deduction		0
ASSESSED VALUE		28,300
TOTAL EXEMPTION VALUE	10	28,300
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		28,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		28,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2020/0176	12/18/2015	PR	U	V	19	100
GRANTOR: CAREY JOAN L ESTATE						
GRANTEE: NORTH FLORIDA LAND						
2020/0171	12/18/2015	PR	U	V	19	622,000
GRANTOR: CAREY THEODORE G ESTA						
GRANTEE: NORTH FLORIDA LAND						

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	009620	C	MARSH	0		OR	0.00	0.00	283.00	AC		1.00	1.00	1.00	100.00	100.00	28,300							

REVIEW DATE 01/01/2018 BY MH Total Acres: 283.00 Total Land Value: 28,300 Market: 0 Agricultural: 0 Common: 28,300 PRINTED 08/02/2023 BY SYS