BLOCK 1 LOT 2
PT OR 1425/1439
ANGELO'S SUBDIVISION PB5/215

CRAIG TRACY KNIGHT
87586 ROSES BLUFF ROAD
YULEE, FL 32097

2023

37-3N-27-0050-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

ROSES BLUFF RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	23,186
TOTAL LAND VALUE - MARKET	120,800
TOTAL MARKET VALUE	143,986
SOH/AGL Deduction	71,340
ASSESSED VALUE	72,646
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,646
TOTAL JUST VALUE	143,986
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0006917	NEW CONSTR	90,000	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1425/1439	7/05/2006	QC	U	I	01	100
GRANTOR: WARNER WILLIAM L JR						
GRANTEE: CRAIG TRACY KNIGHT						
1272/0070	11/08/2004	WD	Q	V		55,000
GRANTOR: GIBSON STEPHEN M						
GRANTEE: CRAIG TRACY K & WIL						

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
1	1126	CB/STC 8"	0	0	0	0	432.00	SF	8.80	8.80	100	2001	2001	3	82	3,117	
2	0920	CWALL-WD/M	0	0	0	0	166.00	LF	390.00	390.00	100	2006	2006	3	31	20,069	

LAND DESCRIPTION

TOTAL OB/XF 23,186

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	000734	C	MISC RES PON	0		OR	0.00	0.00	1.51	AC		1.00	1.00	1.00	80,000.00	80,000.00	120,800							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 1.51 Total Land Value: 120,800 Market: 0 Agricultural: 0 Common: 120,800 PRINTED 08/02/2023 BY SYS