LOT 2 & PARCEL 19-19
IN OR 2606/404
FUGATES LANDING PB 5/108

BRAZELL MARLON D
8250 S SHADY GROVE COURT
AURORA, CO 80016

2023

38-2N-27-0580-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

MINER RD, 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	298,420
TOTAL MARKET VALUE	298,420
SOH/AGL Deduction	0
ASSESSED VALUE	298,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,420
TOTAL JUST VALUE	298,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/0404	8/23/2022	SW	U	V	11	100
GRANTOR: BRAZELL STANLEY H TRU						
GRANTEE: BRAZELL MARLON D						
1473/0771	1/22/2007	QC	U	V	01	100
GRANTOR: BRAZELL STANLEY H						
GRANTEE: BRAZELL STANLEY H T						

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		OR	0.00	0.00	3.69	AC		1.00	1.00	1.00	80,000.00	80,000.00	295,200							
2	009630	C	SWAMP	0		OR	0.00	0.00	6.44	AC		1.00	1.00	1.00	500.00	500.00	3,220							

REVIEW DATE 10/30/2017 BY SBX Total Acres: 10.13 Total Land Value: 298,420 Market: 0 Agricultural: 0 Common: 298,420 PRINTED 08/02/2023 BY SYS