TRACT I
PT OR 1028/835
SEWER TREATMENT PLANT

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2023

38-2N-27-1270-000I-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		

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

85001 ST THOMAS ST, 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		277,750
TOTAL MARKET VALUE		277,750
SOH/AGL Deduction		92,907
ASSESSED VALUE		184,843
TOTAL EXEMPTION VALUE	04	184,843
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		277,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1028/0835	1/02/2002	WD	U	I	12	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: JEA						
1026/0541	12/21/2001	WD	U	I	02	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: UNITED WATER FLORID						

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	009100	C	UTILITY	0		PUD	0.00	0.00	5.05	AC		1.00	1.00	1.00	55,000.00	55,000.00	277,750							

REVIEW DATE 01/01/2018 BY MH Total Acres: 5.05 Total Land Value: 277,750 Market: 0 Agricultural: 0 Common: 277,750 PRINTED 08/02/2023 BY SYS