LOT 13 & PT TRACT A-1
IN OR 2497/857
BRADY POINT PRESERVE #2 R/P

KELLY SPENCER & MAREN
75071 FERN CREEK DR
YULEE, FL 32097

2023

38-2N-28-0181-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4014.00		

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

95175 SHELL MIDDEN LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	126,000
TOTAL MARKET VALUE	126,000
SOH/AGL Deduction	0
ASSESSED VALUE	126,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,000
TOTAL JUST VALUE	126,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004484	NEW CONSTR	499,026	03/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2504/1060	10/07/2021	QC	U	V	11	100
GRANTOR: KELLY A L & LORI DENI						
GRANTEE: KELLY SPENCER R & M						
2497/0857	9/14/2021	QC	U	V	11	100
GRANTOR: KELLY A L & LORI DENI						
GRANTEE: KELLY SPENCER & MAR						

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	000135	C	SFR CNSVTN	0		RS-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	140,000.00	119,000.00	119,000							
2	000000	C	VAC RES	0		RS-1	0.00	0.00	1.00	UT		1.00	1.00	0.05	140,000.00	7,000.00	7,000							

REVIEW DATE 03/18/2021 BY KWA Total Acres: 0.00 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 08/02/2023 BY SYS