PT FRAC SEC 38 PT OR 1508/386
& IN OR 1591/953
(EX 2-2 THRU 2-7 & 2-10)

OLIVER MARIA
PO BOX 748
YULEE, FL 32041-0748

2023

38-3N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

YAHTZEE 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	0
TOTAL LAND VALUE - MARKET	148,240
TOTAL MARKET VALUE	148,240
SOH/AGL Deduction	72,277
ASSESSED VALUE	75,963
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,963
TOTAL JUST VALUE	148,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1591/0953	10/31/2008	WD	U	V	07	100
GRANTOR: MARSH DENNIS LEE ETAL						
GRANTEE: OLIVER MARIA						
1508/0386	6/26/2007	PR	U	V	01	100
GRANTOR: OLIVER MARIA P/R						
GRANTEE: OLIVER MARIA						

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		RMH	0.00	0.00	2.18	AC		1.00	1.00	0.85	80,000.00	68,000.00	148,240							

REVIEW DATE 06/20/2023 BY MLU Total Acres: 2.18 Total Land Value: 148,240 Market: 0 Agricultural: 0 Common: 148,240 PRINTED 08/02/2023 BY SYS