IN OR 2610/50
ESMT IN OR 188/388

SANDY OAKS DEVELOPMENT INC
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

2023

39-3N-27-0000-0001-0010

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

87470 BELL RIVER EST RD, YULEE

BLD DATE	09/24/2009	KK	LGL DATE		
XF DATE	07/02/2007	JM	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	108,000
TOTAL MARKET VALUE	108,000
SOH/AGL Deduction	0
ASSESSED VALUE	108,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,000
TOTAL JUST VALUE	108,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034088	MH MOVE-ON	0	04/01/2003
B0310923	FOUNDATION	1,900	01/01/2003
0174	ADDITION	45,772	04/01/1993
8786	XFOB	14,400	03/23/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/0050	12/14/2022	WD	Q	V	01	125,000
GRANTOR: SUGAR POINTE LAND & T						
GRANTEE: SANDY OAKS DEVELOPM						
1972/1972	4/08/2015	WD	Q	V	01	50,000
GRANTOR: EVATT FRED C & TRUBEE						
GRANTEE: SUGAR POINTE LAND &						

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	0005	OR	0.00	0.00	1.08	AC		1.00	1.00	1.25	80,000.00	100,000.00	108,000							

REVIEW DATE 06/20/2023 BY MLU Total Acres: 1.08 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 08/02/2023 BY SYS