PT OF NATHANIEL WILDER GRANT
SEC 41-4N-26E & PT GOVT LOT 1
SEC 27-4N-26E IN OR 1829/129

BIRD CHARLES G & JO BETH H
1629 ACE LN
MARIANNA, FL 32448

2023

41-4N-26-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,142
TOTAL LAND VALUE - MARKET	82,888
TOTAL MARKET VALUE	85,030
SOH/AGL Deduction	53,477
ASSESSED VALUE	31,553
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,553
TOTAL JUST VALUE	85,030
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23307	DEMOLITION	5,500	02/01/2010
E19971	ELEC OTHER	2,000	09/01/2007
M13287	MECH OTHER	0	09/01/2007
P12706	OTHER	0	09/01/2007
B20264	NEW CONSTR	107,976	07/01/2007
R10589	REPAIR/RRF	15,000	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1829/0129	12/06/2012	WD	U	V	38	50,000
GRANTOR: DUBOSE DEBRA A						
GRANTEE: BIRD CHARLES G & JO						
1693/0903	7/19/2010	QC	U	V	11	100
GRANTOR: CHRISTIAN LENA C TRUS						
GRANTEE: MORRIS WANDA C ETAL						

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
1	0940	SHEDS/PORT	0	0	17	12	204.00	SF	30.00	30.00	100	2007	2007	3	35	2,142	

LAND DESCRIPTION

TOTAL OB/XF 2,142

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	000001	C	V RS W/XFOB	0	0004	OR	0.00	0.00	1.22	AC		1.00	1.00	1.50	45,000.00	67,500.00	82,350							
2	009620	C	MARSH	0		OR	0.00	0.00	5.38	AC		1.00	1.00	1.00	100.00	100.00	538							

REVIEW DATE 09/28/2020 BY KBA Total Acres: 6.60 Total Land Value: 82,888 Market: 0 Agricultural: 0 Common: 82,888 PRINTED 08/02/2023 BY SYS