PT SEC 42-2N-27E
IN OR 1966/662
BEING PARCEL B

SEMANIK EQUITY DEV & ACQU INC
2120 CORPORATE SQUARE BLVD, SUITE 3
JACKSONVILLE, FL 32216

2023

42-2N-27-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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	
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	120,800
TOTAL MARKET VALUE	120,800
SOH/AGL Deduction	65,529
ASSESSED VALUE	55,271
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,271
TOTAL JUST VALUE	120,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1966/0662	2/26/2015	SW	Q	V	05	825,000
GRANTOR: DECATUR PROPERTIES IN						
GRANTEE: SEMANIK EQUITY DEVE						
1757/1749	8/31/2011	WD	U	V	30	2,227,300
GRANTOR: HIDEAWAY DEVELOPMENT						
GRANTEE: DECATUR PROPERTIES						

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	009900	C	AC NON-AG	0		PUD	0.00	0.00	3.02	AC		1.00	1.00	0.50	80,000.00	40,000.00	120,800							

REVIEW DATE 01/01/2018 BY MH Total Acres: 3.02 Total Land Value: 120,800 Market: 0 Agricultural: 0 Common: 120,800 PRINTED 08/02/2023 BY SYS