IN OR 2325/825

WFS FAMILY TRUST LLC
6101 GAZEBO PARK PL N STE 101
JACKSONVILLE, FL 32257

**2023**

**42-2N-27-0000-0073-0060**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC W/XFOB | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4051.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

850370 US HWY 17, YULEE

| | | | |
|---|---|---|---|
| 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 | 12,280 |
| TOTAL LAND VALUE - MARKET | 66,120 |
| TOTAL MARKET VALUE | 78,400 |
| SOH/AGL Deduction | 1,969 |
| ASSESSED VALUE | 76,431 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 76,431 |
| TOTAL JUST VALUE | 78,400 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 69,483 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2325/0825 | 12/13/2019 | TD | U | I | 11 | 100 |
| GRANTOR: SHEFFIELD WILLIAM F F | | | | | | |
| GRANTEE: WFS FAMILY TRUST LL | | | | | | |
| 1723/1783 | 2/01/2011 | PR | U | I | 19 | 100 |
| GRANTOR: SHEFFIELD J HOWARD P/ | | | | | | |
| GRANTEE: SHEFFIELD J HOWARD | | | | | | |

## 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 | 1242 | WD DECK A | 0 | 0 | 10 | 14 | 140.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 280 | |
| 2 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1997 | 1997 | 3 | 100 | 6,000 | |
| 3 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1997 | 1997 | 3 | 100 | 6,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,280

| 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 | 001000 | C | COMMERCIAL | 0 | | CG | 162.00 | 135.00 | 22,040.00 | SF | | 1.00 | 1.00 | 1.00 | 3.00 | 3.00 | 66,120 | | | | | | | |

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 66,120 Market: 0 Agricultural: 0 Common: 66,120 PRINTED 08/02/2023 BY SYS