PT OR 2143/127
(EX 86-1 & 86-3 & OR 2116/1726
EX R/W PT OR 1006/1213)

**AB HARTS ROAD LLC**
474370 E SR 200
FERNANDINA BEACH, FL 32034

**2023**

**42-2N-27-0000-0086-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 1000 | VACANT COMMERCIAL | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

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 | 108,912 |
| TOTAL MARKET VALUE | 108,912 |
| SOH/AGL Deduction | 29,043 |
| ASSESSED VALUE | 79,869 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 79,869 |
| TOTAL JUST VALUE | 108,912 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 72,608 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0109110 | TANKS/BLRS | 65,000 | 12/01/2001 |
| C9900018 | OTHER | 0 | 06/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2241/0871 | 11/13/2018 | QC | U | V | 11 | 100 |
| GRANTOR: ANDREWS KIMBER | | | | | | |
| GRANTEE: BEAZERS PL LAND TRU | | | | | | |
| 2241/0869 | 11/13/2018 | QC | U | V | 11 | 100 |
| GRANTOR: JOHNNY L DUDLEY LLC | | | | | | |
| GRANTEE: BEAZERS PL LAND TRU | | | | | | |

## 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 | 001000 | C | COMMERCIAL | 0 | | CI | 0.00 | 0.00 | 36,304.00 | SF | | 1.00 | 1.00 | 1.00 | 3.00 | 3.00 | 108,912 | | | | | | | |

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 108,912 Market: 0 Agricultural: 0 Common: 108,912 PRINTED 08/02/2023 BY SYS