

IN OR 2143/127
 BEING PT OF PARCEL 1
 (EX R/W PT OR 1006/1213)

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

2023

42-2N-27-0000-0086-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 233,256 TOTAL MARKET VALUE 233,256 SOH/AGL Deduction 87,860 ASSESSED VALUE 145,396 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 145,396 TOTAL JUST VALUE 233,256 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 132,178									
DOR CODE		1000 VACANT COMMERCIAL																		PERMIT NUM	DESCRIPTION	AMT	ISSUED								
MAP NUM																															
NEIGHBORHOOD/LOC		4051.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE											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											
TOTALS										US HWY 17, YULEE																					
EXTRA FEATURES																															
L N	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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	77,752.00	SF		1.00	1.00	1.00	3.00	3.00	233,256														
REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 233,256 Market: 0 Agricultural: 0 Common: 233,256 PRINTED 08/02/2023 BY SYS																															