BLOCK 15
IN OR 750/260
E J JOHNSON ADD TO YULEE UNR

MORGAN RUSSELL JR
PO BOX 570
KINGSLAND, GA 31548

2023

42-2N-27-4340-0015-0000

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

HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/01/2023 DCA
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	38,115
TOTAL MARKET VALUE	38,115
SOH/AGL Deduction	18,830
ASSESSED VALUE	19,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,285
TOTAL JUST VALUE	38,115
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0750/0260	1/31/1996	WD	Q	V		5,000
GRANTOR: COCHRAN MARK D & ALVI						
GRANTEE: MORGAN RUSSELL JR						
0479/0202	1/01/1986	WD	Q	V		1,600
GRANTOR:						
GRANTEE:						

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		CG	0.00	0.00	15,246.00	SF		1.00	1.00	0.50	5.00	2.50	38,115							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 38,115 Market: 0 Agricultural: 0 Common: 38,115 PRINTED 08/02/2023 BY SYS