LOT 50 & E1/2 OF LOT 49
IN OR 2127/1401
TERMINAL HEIGHTS SUB PB 5/9

HOLLAND MARLA S
3282 ROWE AVENUE
BRYCEVILLE, FL 32009

2023

42-2N-27-4460-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

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

CLAXTON AVE, 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	25,000
TOTAL MARKET VALUE	25,000
SOH/AGL Deduction	11,010
ASSESSED VALUE	13,990
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,990
TOTAL JUST VALUE	25,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2127/1401	6/13/2017	FJ	U	V	11	100
GRANTOR: HOLLAND FRANK E ESTAT						
GRANTEE: HOLLAND MARLA S						
2127/0749	6/19/2017	FJ	U	V	11	100
GRANTOR: HOLLAND FRANK E EST						
GRANTEE: HOLLAND MARLA S						

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	000000	C	VAC RES	0	0006	RS-2	150.00	100.00	1.00	LT		1.00	1.00	0.50	50,000.00	25,000.00	25,000							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 08/02/2023 BY SYS