PT OF LOT 10 IN OR 2402/29
(EX S-2 S-3 S-4 S-5 S-6 &
OR 1970/1361)

FORDE WILLIAM D JR & PEGGY S/FORDE WILLIAM R
85099 DUWARD WAY
YULEE, FL 32097

2023

42-2N-27-4500-0010-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

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

DUWARD WAY, 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	34,860
TOTAL MARKET VALUE	34,860
SOH/AGL Deduction	13,770
ASSESSED VALUE	21,090
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,090
TOTAL JUST VALUE	34,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2402/0029	10/15/2020	QC	U	V	11	100
GRANTOR: FORDE WILLIAM D JR						
GRANTEE: FORDE WILLIAM D JR						
2216/1038	7/24/2018	QC	U	V	11	100
GRANTOR: CRISP BEVERLY F						
GRANTEE: FORDE WILLIAM D JR						

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	0.58	AC		1.00	1.00	0.75	80,000.00	60,000.00	34,860							

REVIEW DATE 05/17/2021 BY NWX Total Acres: 0.58 Total Land Value: 34,860 Market: 0 Agricultural: 0 Common: 34,860 PRINTED 08/02/2023 BY SYS