PT LOTS 12 & 24 W OF R/W
IN OR 2244/755 EX 24-19
THIGPEN SURVEY DB 39/356

SANCHEZ ARTHUR M
97117 DANIEL LN
YULEE, FL 32097

2023

42-3N-28-5080-0012-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
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	42,990
TOTAL MARKET VALUE	42,990
SOH/AGL Deduction	22,329
ASSESSED VALUE	20,661
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,661
TOTAL JUST VALUE	42,990
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH03342	MH MOVE-ON	0	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2244/0755	12/19/2018	WD	Q	V	02	18,000
GRANTOR: S & P CAPITAL CORPORA						
GRANTEE: SANCHEZ ARTHUR M						
1461/1167	11/27/2006	CT	U	V	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: S&P CAPITAL CORPORA						

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		OR	0.00	0.00	1.65	AC		1.00	1.00	0.30	80,000.00	24,000.00	39,600							
2	009605	C	WETLANDS	0			0.00	0.00	3.39	AC		1.00	1.00	1.00	1,000.00	1,000.00	3,390							

REVIEW DATE 06/20/2023 BY MLU Total Acres: 5.04 Total Land Value: 42,990 Market: 0 Agricultural: 0 Common: 42,990 PRINTED 08/02/2023 BY SYS