PT OF LOTS 15 & 24
EX S-17 OF LOT 24
(S-3 OF 15 & S-2 OF 24)

ERICKSEN TODD S
1919 SUNRISE DR
FERNANDINA BEACH, FL 32034

**2023**

**42-3N-28-5080-0015-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC W/XFOB | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

97320 COOKVILLE RD, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 06/18/2008 | RK | 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 | 630,480 |
| TOTAL MARKET VALUE | 630,480 |
| SOH/AGL Deduction | 455,283 |
| ASSESSED VALUE | 175,197 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 175,197 |
| TOTAL JUST VALUE | 630,480 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 472,860 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19003024 | DEMOLITION | 0 | 04/01/2019 |
| 007149 | TEMP POLE | 0 | 07/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2044/1837 | 5/10/2016 | TX | U | I | 11 | 48,000 |
| GRANTOR: TAX COLLECTOR | | | | | | |
| GRANTEE: ERICKSEN TODD S | | | | | | |
| 1889/1170 | 11/14/2013 | TD | U | I | 11 | 100 |
| GRANTOR: GERBER RICHARD F & TA | | | | | | |
| GRANTEE: COOK BRIDGETT & CHA | | | | | | |

## 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 | | RS-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 80,000 | | | | | | | |
| 2 | 000115 | C | SFR ACRES | 0 | | | 0.00 | 0.00 | 9.83 | AC | | 1.00 | 1.00 | 0.70 | 80,000.00 | 56,000.00 | 550,480 | | | | | | | |

REVIEW DATE 06/20/2023 BY MLU Total Acres: 10.83 Total Land Value: 630,480 Market: 0 Agricultural: 0 Common: 630,480 PRINTED 08/02/2023 BY SYS