TRACT 17
LOFTON BLUFF SUB PB 4/57

REEVES WILLIAM SETH/RIDGELY STEPHANIE
86020 SANDS WAY
YULEE, FL 32097

2023

43-2N-27-4620-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

85126 BLACKMON RD, 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	12,000
TOTAL LAND VALUE - MARKET	104,000
TOTAL MARKET VALUE	116,000
SOH/AGL Deduction	0
ASSESSED VALUE	116,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,000
TOTAL JUST VALUE	116,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017723	NEW CONSTR	359,563	12/01/2022
8202	MH MOVE-ON	25,000	06/07/1990
7972	MH MOVE-ON	3,000	11/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2555/1011	4/08/2022	WD	U	V	30	40,000
GRANTOR: REEVES JEFFERY W & SH						
GRANTEE: REEVES WILLIAM S &						
1859/0633	5/31/2013	WD	Q	I	02	75,000
GRANTOR: AUTORE BURL A & SANDR						
GRANTEE: REEVES JEFFERY W &						

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
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000716	C	MISC RES MAR	0		OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	100,000.00	100,000.00	104,000							

REVIEW DATE 04/19/2023 BY NW Total Acres: 1.04 Total Land Value: 104,000 Market: 0 Agricultural: 0 Common: 104,000 PRINTED 08/02/2023 BY SYS