BLOCK 1 LOT 16
IN OR 2466/288
R673619 & R673620

TRAINER MARK
24328 ASBURY DRIVE
DENTON, MD 21629

2023

43-2N-27-4648-0001-0160

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

85714 CLAXTON 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	19,438
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	99,438
SOH/AGL Deduction	582
ASSESSED VALUE	98,856
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,856
TOTAL JUST VALUE	99,438
NCON VALUE	12,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006991	50X28 3/2 CHAMPIO		05/31/2023
22005795	DEMOLITION	2,000	04/13/2022
971946	MH MOVE-ON	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2466/0288	5/27/2021	WD	Q	I	01	75,000
GRANTOR: JOHNSON MICHAEL & JUA						
GRANTEE: TRAINER MARK						
1176/0621	9/30/2003	WD	Q	I		85,000
GRANTOR: ROBINSON JOYCE M						
GRANTEE: JOHNSON MICHAEL & J						

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	0751	UOP	0	0	8	12	96.00	SF	10.00	10.00	100	1980	1980	3	20	192	
3	0681	POLE SHED	0	0	10	26	260.00	SF	15.00	15.00	100	1997	1997	3	26	1,014	
4	0940	SHEDS/PORT	0	0	26	26	676.00	SF	30.00	30.00	100	1997	1997	3	20	4,056	
5	0810	CONCRETE A	0	0	0	0	279.00	SF	6.50	6.50	100	1997	1997	3	75	1,360	
6	0351	CARPORT MT	0	0	24	20	480.00	SF	8.50	8.50	100	2000	2000	3	20	816	
7	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1979	1979	3	100	6,000	
8	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1979	1979	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 19,438

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 07/19/2022 BY NW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS