PT SEC 43-3N-28E
IN OR 2619/1442
(EX PT IN OR 2591/116)

MOELLER GEORGE A JR & DAPHNE C/GRIFFIS DWIGHT G
96199 LIGHTWIND DRIVE
FERNANDINA BEACH, FL 32034

2023

43-3N-28-0000-0014-0020

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	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	359,825
TOTAL MARKET VALUE	359,825
SOH/AGL Deduction	0
ASSESSED VALUE	359,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,825
TOTAL JUST VALUE	359,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/1442	2/16/2023	SW	Q	V	02	245,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: MOELLER GEORGE ANDY						
2551/1602	4/01/2022	WD	Q	V	01	409,300
GRANTOR: PVE HOLDINGS LLC						
GRANTEE: G & H LAND AND TIMB						

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-2	0.00	0.00	4.49	AC		1.00	1.00	1.00	80,000.00	80,000.00	359,200							
2	009630	C	SWAMP	0			0.00	0.00	1.25	AC		1.00	1.00	1.00	500.00	500.00	625							

REVIEW DATE 06/20/2023 BY MLU Total Acres: 5.74 Total Land Value: 359,825 Market: 0 Agricultural: 0 Common: 359,825 PRINTED 08/02/2023 BY SYS