PT SAM HARRISON GRANT
SEC 44-2N-28E IN OR 1648/869

RUSSELL BRYON J & LAURIE P
1663 NW 16TH LN
JENNINGS, FL 32035

2023

44-2N-28-0000-0003-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

TYSON RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	48,750
TOTAL MARKET VALUE	48,750
SOH/AGL Deduction	28,785
ASSESSED VALUE	19,965
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,965
TOTAL JUST VALUE	48,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1648/0869	10/19/2009	WD	Q	V	01	24,000
GRANTOR: DEAN LARRY TRUSTEE						
GRANTEE: RUSSELL BRYON J & L						
1362/0784	10/27/2005	WD	U	V	06	10,000
GRANTOR: IBLE DEANNA						
GRANTEE: DEAN LARRY TRUSTEE						

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		OR	0.00	0.00	1.00	AC		1.00	1.00	0.65	75,000.00	48,750.00	48,750							

REVIEW DATE 05/30/2023 BY MLU Total Acres: 1.00 Total Land Value: 48,750 Market: 0 Agricultural: 0 Common: 48,750 PRINTED 08/02/2023 BY SYS