PT SECS 44 & 50-3N-28E
IN OR 2649/1926

DONOGHUE JAMES JOSEPH & JANICE G
96120 WINDSOR DRIVE
YULEE, FL 32097

2023

44-3N-28-0000-0001-0110

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

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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	285,600
TOTAL MARKET VALUE	285,600
SOH/AGL Deduction	0
ASSESSED VALUE	285,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	285,600
TOTAL JUST VALUE	285,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2649/1926	6/22/2023	WD	U	V	11	100
GRANTOR: HAGINS CHRISTOPHER R						
GRANTEE: DONOGHUE JAMES JOSE						
2623/1270	3/06/2023	WD	Q	V	01	249,000
GRANTOR: HAGINS CHRISTOPHER R						
GRANTEE: DONOGHUE JAMES JOSE						

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	3.57	AC		1.00	1.00	1.00	80,000.00	80,000.00	285,600							

REVIEW DATE 06/20/2023 BY MLU Total Acres: 3.57 Total Land Value: 285,600 Market: 0 Agricultural: 0 Common: 285,600 PRINTED 08/02/2023 BY SYS