PT OF SEC 50 & 54
IN OR 1871/1860

BOWMAN JOYCE G LVG TRUST/BOWMAN JOYCE G TRUSTEE
4079 SW NORMANDY DR
LEE SUMMIT, MO 64082

2023

50-3N-27-0000-0014-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

OFF GOODBREAD 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	0
TOTAL LAND VALUE - MARKET	297,600
TOTAL MARKET VALUE	10,393
SOH/AGL Deduction	0
ASSESSED VALUE	10,393
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,393
TOTAL JUST VALUE	297,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1871/1860	7/24/2013	WD	U	V	30	22,500

GRANTOR: GOODBREAD JUTTA B
GRANTEE: BOWMAN JOYCE G TRUS

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	22.06	AC		1.00	1.00	1.00	410.00	410.00	9,045							
2	005902	A	HARDWOOD SI	0			0.00	0.00	7.70	AC		1.00	1.00	1.00	175.00	175.00	1,348							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	29.76	AC		1.00	1.00	1.00	10,000.00	10,000.00	297,600							

REVIEW DATE 07/08/2020 BY NW Total Acres: 29.76 Total Land Value: 10,393 Market: 297,600 Agricultural: 10,393 Common: 0 PRINTED 08/02/2023 BY SYS