

DEVIN JAMES & ELAYNE DEMETREON LIVING TRUST/DEVIN
312 DEL WEBB PARKWAY
YULEE, FL 32097

50-3N-27-1004-0099-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
																								VALUATION BY		STANDARD																	
																								Tax Group: 4		Tax Dist:																	
																								BUILDING MARKET VALUE		0																	
																								TOTAL MARKET OB/XF VALUE		0																	
																								TOTAL LAND VALUE - MARKET		75,000																	
																								TOTAL MARKET VALUE		75,000																	
																								SOH/AGL Deduction		0																	
																								ASSESSED VALUE		75,000																	
																								TOTAL EXEMPTION VALUE		0																	
																								BASE TAXABLE VALUE		75,000																	
																								TOTAL JUST VALUE		75,000																	
																								NCON VALUE		0																	
																								INCOME VALUE																			
																								PREVIOUS YEAR MKT VALUE		22,500																	
DOR CODE		0000		VACANT																																							
MAP NUM				MKT AREA												04																											
NEIGHBORHOOD/LOC		4094		.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA					SUBAREA MARKET VALUE																																			
TOTALS																																											
EXTRA FEATURES								312 DEL WEBB PKWY, YULEE																																			
L N	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										
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																		
1	000000	C	VAC RES		0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																									
REVIEW DATE	06/12/2023		BY	MLU		Total Acres: 0.00		Total Land Value: 75,000				Market: 0				Agricultural: 0				Common: 75,000				PRINTED 08/02/2023 BY SYS																			