LOTS 61 62 63 100 & S1/2 OF 99
IN OR 2488/829
NORTH YULEE PB 2/26

MANNING MARK V
1342 GERBING RD
FERNANDINA BEACH, FL 32034

2023

50-3N-27-4720-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

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

US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2023 DCA
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	311,418
TOTAL MARKET VALUE	311,418
SOH/AGL Deduction	83,045
ASSESSED VALUE	228,373
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,373
TOTAL JUST VALUE	311,418
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/0829	8/17/2021	WD	U	V	16	115,000
GRANTOR: MCCRANIE DANIEL I P A						
GRANTEE: MANNING MARK V						
0792/0045	5/01/1997	WD	Q	V		160,000
GRANTOR: JOHNSON E J JR & FRAN						
GRANTEE: MCCRANIE DANIEL TRU						

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	001020	C	COMM HWY	0		CG	0.00	0.00	103,806.00	SF		1.00	1.00	1.00	3.00	3.00	311,418							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 311,418 Market: 0 Agricultural: 0 Common: 311,418 PRINTED 08/02/2023 BY SYS