

LOTS 72 TO 74 & 93
 IN OR 1442/1503 & OR 1956/1974
 NORTH YULEE PB 2/26

M&M PROPERTY FLORIDA LLC
 PO BOX 773
 FERNANDINA BEACH, FL 32035

2023

50-3N-27-4720-0072-0000


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 Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 371,220 TOTAL MARKET VALUE 371,220 SOH/AGL Deduction 0 ASSESSED VALUE 371,220 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 371,220 TOTAL JUST VALUE 371,220 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 245,025																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>2551/0399</td> <td>3/25/2022</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>475,000</td> </tr> </tbody> </table> GRANTOR: PROGRESS NORTH FLORID GRANTEE: M&M PROPERTY FLORID 2527/1222 1/06/2022 WD Q I 01 225,000 GRANTOR: SWALLS PALMER LAMAR J GRANTEE: PROGRESS NORTH FLOR										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	2551/0399	3/25/2022	WD	Q	V	01	475,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
2551/0399	3/25/2022	WD	Q	V	01	475,000																																					
TOTALS EXTRA FEATURES KOEN LN, YULEE										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					04/03/2023 DCA																							
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	001000	C	COMMERCIAL	0		CG	293.00	380.00	38,770.00	SF		1.00	1.00	2.00	3.00	6.00	232,620																										
2	000000	C	VAC RES	0		OR	0.00	0.00	1.26	AC		1.00	1.00	2.00	55,000.00	110,000.00	138,600																										
REVIEW DATE 01/01/2018 BY MH Total Acres: 1.26 Total Land Value: 371,220 Market: 0 Agricultural: 0 Common: 371,220 PRINTED 08/02/2023 BY SYS																																											