PT OF LOTS 101 & 102
IN OR 2622/1369
NORTH YULEE PB 2/26

BRUCE PALMER LLC
1864 SURF SIDE DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**50-3N-27-4720-0101-0010**

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

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 | 76,926 |
| TOTAL MARKET VALUE | 76,926 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 76,926 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 76,926 |
| TOTAL JUST VALUE | 76,926 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 76,926 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2622/1369 | 3/01/2023 | TD | Q | V | 01 | 150,000 |
| GRANTOR: DAVIS TERI TRUSTEE BE | | | | | | |
| GRANTEE: BRUCE PALMER LLC | | | | | | |
| 1155/0917 | 7/22/2003 | WD | U | V | 07 | 100 |
| GRANTOR: MCKENDREE BERNICE | | | | | | |
| GRANTEE: MCKENDREE BERNICE T | | | | | | |

## 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 | 001000 | C | COMMERCIAL | 0 | | CI | 0.00 | 0.00 | 51,284.00 | SF | | 1.00 | 1.00 | 0.50 | 3.00 | 1.50 | 76,926 | | | | | | | |

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 76,926 Market: 0 Agricultural: 0 Common: 76,926 PRINTED 08/02/2023 BY SYS