PT OF LOTS 104 & 105
IN OR 743 PG 452
NORTH YULEE PBK 2/26

HUGHES ROY GENE
P O BOX 2063
YULEE, FL 32041

2023

50-3N-27-4720-0104-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE
XF DATE	09/11/2007 JM	LAND DATE
INC DATE		AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,472
TOTAL LAND VALUE - MARKET	502,600
TOTAL MARKET VALUE	511,072
SOH/AGL Deduction	393,787
ASSESSED VALUE	117,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,285
TOTAL JUST VALUE	511,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963104	NEW CONSTR	0	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0743/0452	11/02/1995	WD	U	V	09	53,500
GRANTOR: T J MORRIS COMPANY						
GRANTEE: HUGHES ROY GENE						
0677/0616	3/23/1993	CT	U	I	14	35,000
GRANTOR: CLERK OF COURT						
GRANTEE: T J MORRIS COMPANY						

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1999	1999	3	20	480	
3	0300	BOAT DCK W	0	0	0	0	249.00	SF	40.00	40.00	100	1990	1990	3	20	1,992	

LAND DESCRIPTION

TOTAL OB/XF 8,472

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	000715	C	MISC RES AC	0		OR	0.00	0.00	6.22	AC		1.00	1.00	1.00	80,000.00	80,000.00	497,600							
2	009525	C	RES POND	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 8.22 Total Land Value: 502,600 Market: 0 Agricultural: 0 Common: 502,600 PRINTED 08/02/2023 BY SYS