LOT 16
YULEE PARK #2 PB 5/60

HUNKIN JORDAN
851098 US HWY 17
YULEE, FL 32097

2023

50-3N-27-4781-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,620
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	84,620
SOH/AGL Deduction	21,258
ASSESSED VALUE	63,362
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,362
TOTAL JUST VALUE	84,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2514/1780	11/17/2021	WD	Q	I	05	325,000
GRANTOR: MASON LARRY & MARION						
GRANTEE: HUNKIN JORDAN						
2313/1016	10/17/2019	LE	U	I	11	100
GRANTOR: MASON LARRY & MARION						
GRANTEE: MASON JOHN B						

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	0510	GARAGE WD-	0	0	22	30	660.00	SF	35.00	35.00	100	1993	1993	3	20	4,620	

LAND DESCRIPTION

TOTAL OB/XF 4,620

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/21/2017 BY SB Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS