PT WM G CHRISTOPHER DONATION
SEC 50-3N-28E IN OR 2243/1779
BEING PARAGRAPH "2"

SCHWARTZ THOMAS W
753 N KINGS ROAD APT 308
WEST HOLLYWOOD, CA 90069

2023

50-3N-28-0000-0023-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

CREWS CREEK AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,874
TOTAL LAND VALUE - MARKET	211,280
TOTAL MARKET VALUE	213,154
SOH/AGL Deduction	102,828
ASSESSED VALUE	110,326
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,326
TOTAL JUST VALUE	213,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2243/1779	12/10/2018	WD	Q	I	01	82,000
GRANTOR: CREWS LUCILLE T L/E &						
GRANTEE: SCHWARTZ THOMAS W						
2243/1771	12/10/2018	QC	U	I	11	100
GRANTOR: HARTMAN BONNIE T & DA						
GRANTEE: HARTMAN DANIEL GLEN						

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	0300	BOAT DCK W	0	0	0	0	355.00	SF	12.00	12.00	100	2005	2005	3	44	1,874	

LAND DESCRIPTION

TOTAL OB/XF 1,874

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		RMH	0.00	0.00	2.78	AC		1.00	1.00	0.95	80,000.00	76,000.00	211,280							

REVIEW DATE 07/14/2020 BY KWA Total Acres: 2.78 Total Land Value: 211,280 Market: 0 Agricultural: 0 Common: 211,280 PRINTED 08/02/2023 BY SYS