LOT 48 (EX PT IN OR 1164/1265)
IN OR 2180/1748
BLACKROCK HAMMOCK PBK 6/286

WELLINGTON WHITNEY M/WARD ADDIE G
32165 GRANDE PARKE BLVD
FERNANDINA BEACH, FL 32035

**2023**

**50-3N-28-016B-0048-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 9606 | CONSERVATION ESMT | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4028.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

PRESTIGEN LN, 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 | 156 |
| TOTAL MARKET VALUE | 156 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 156 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 156 |
| TOTAL JUST VALUE | 156 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 156 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C17667 | CO ISSUED | 0 | 05/01/2006 |
| E117244 | ELEC OTHER | 5,500 | 05/01/2006 |
| M11557 | MECH OTHER | 0 | 05/01/2006 |
| R09222 | REPAIR/RRF | 3,000 | 05/01/2006 |
| B17667 | NEW CONSTR | 218,082 | 05/01/2006 |
| P11051 | OTHER | 0 | 05/01/2006 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2180/1748 | 2/28/2018 | WD | Q | V | 05 | 195,000 |
| GRANTOR: STURGES & STURGES CON | | | | | | |
| GRANTEE: WELLINGTON WHITNEY | | | | | | |
| 1721/1016 | 1/26/2011 | TX | U | V | 11 | 4,500 |
| GRANTOR: TAX COLLECTOR | | | | | | |
| GRANTEE: STURGES & STURGES C | | | | | | |

### 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 | 009606 | C | CONSERVATION | 0 | | RS-1 | 0.00 | 0.00 | 6.24 | AC | | 1.00 | 1.00 | 1.00 | 25.00 | 25.00 | 156 | | | | | | | |

REVIEW DATE 09/07/2022 BY KWX Total Acres: 6.24 Total Land Value: 156 Market: 0 Agricultural: 0 Common: 156 PRINTED 08/02/2023 BY SYS