PT UNNUMBERED 31.5 ACRE TRACT
OF PBK 1/1 IN OR 886/1880
GLENWOOD S/D PBK 1/1

BENTON STACEY D
97021 ARNOLD RIDGE DRIVE
YULEE, FL 32097

2023

50-3N-28-5280-0001-018A

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4029.00		

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

96069 CEDAR AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	80,000
SOH/AGL Deduction	39,005
ASSESSED VALUE	40,995
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,995
TOTAL JUST VALUE	80,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0886/1880	6/14/1999	WD	Q	V		18,750
GRANTOR: BLANK KEITH THOMAS &						
GRANTEE: BENTON STACEY D						
0528/0247	10/06/1987	WD	U	V		13,400
GRANTOR: HARRISON & WHIDDON						
GRANTEE: BLANK KEITH & CATHY						

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	000115	C	SFR ACRES	0	0008	RS-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 06/21/2023 BY MLU Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS