

VIJUK PROPERTIES LLC
29 SALT MARSH DR
FERNANDINA BEACH, FL 32034

51-2N-25-015A-0024-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 1		1
VALUATION SUMMARY								
VALUATION BY						STANDARD		
Tax Group: 1			Tax Dist:					
BUILDING MARKET VALUE						168,709		
TOTAL MARKET OB/XF VALUE						7,098		
TOTAL LAND VALUE - MARKET						40,000		
TOTAL MARKET VALUE						215,807		
SOH/AGL Deduction						37,033		
ASSESSED VALUE						178,774		
TOTAL EXEMPTION VALUE						0		
BASE TAXABLE VALUE						178,774		
TOTAL JUST VALUE						215,807		
NCON VALUE						0		
INCOME VALUE								
PREVIOUS YEAR MKT VALUE						183,685		
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
3033		NEW CONSTR		90,000		04/12/2007		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2055/0978		6/29/2016		WD	Q	I	01	120,000
GRANTOR: LEE GARY W JR								
GRANTEE: VIJUK PROPERTIES LL								
1717/1000		12/16/2010		WD	U	I	12	135,000
GRANTOR: HELMS JOHN B & VALERI								
GRANTEE: LEE GARY W JR								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2007] W21 PT0=[YR=2007] N10 W13 S10 E13\$ W27 S36 E11 FOP=[YR=2007] S5 E18 N5 W13 N4 W4 S4 W1\$ E1 N4 E4 S4 E13 FGR=[YR=2007] E19 N19 W6 N3 W15 S5 D2 R2 S15\$ N15 U2 L2 N5 E15 S3 E6 N17\$.								
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
40,000								
Common: 40,000				PRINTED 08/02/2023 BY SYS				