IN OR 535 PG 801
ESMT OR 1465/583

GOZDUR JUDITH ANN
3902 PETER RABBIT DR
JACKSONVILLE, FL 32210

2023

51-3N-27-0000-0030-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
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

AIA-200 HWY, 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	9,165
TOTAL MARKET VALUE	9,165
SOH/AGL Deduction	5,132
ASSESSED VALUE	4,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,033
TOTAL JUST VALUE	9,165
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0535/0801	1/27/1988	WD	Q	V		35,000

GRANTOR: GIBSON STEPHEN

GRANTEE: GODZUR JUDITH

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	009630	C	SWAMP	0		OR	0.00	0.00	18.33	AC		1.00	1.00	1.00	500.00	500.00	9,165							

REVIEW DATE 04/08/2022 BY DCA Total Acres: 18.33 Total Land Value: 9,165 Market: 0 Agricultural: 0 Common: 9,165 PRINTED 08/02/2023 BY SYS