

LOTS 42 & 43 EX S-1 LOT 43
IN OR 1032/1985
NASSAU ACRES 2 PB 3/61

BRUMMER MARK & JANICE G
86134 PALMETTO STREET
YULEE, FL 32097

2023

51-3N-27-4820-0042-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																	
																	VALUATION BY STANDARD																	
																	Tax Group: 4						Tax Dist:											
																	BUILDING MARKET VALUE												0					
																	TOTAL MARKET OB/XF VALUE												0					
																	TOTAL LAND VALUE - MARKET												35,000					
																	TOTAL MARKET VALUE												35,000					
																	SOH/AGL Deduction												16,026					
																	ASSESSED VALUE												18,974					
																	TOTAL EXEMPTION VALUE												0					
																	BASE TAXABLE VALUE												18,974					
DOR CODE					0000			VACANT																										
MAP NUM								MKT AREA			04																							
NEIGHBORHOOD/LOC					4053.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																		
EXTRA FEATURES					86168 PALMETTO ST, YULEE																													
L N	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																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000000	C	VAC RES	0		RS-2	90.00	170.00	2.00	LT		1.00	1.00	0.35	50,000.00	17,500.00	35,000																	
REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS																																		