E1/2 OF GOVT LOT 2 N OF
S A RAILROAD R/W EX 50' R/W
DB 255/51 & 262/32

MCKENDREE BERNICE TRUST/JONES AUGUSTUS W TRUSTEE
PO BOX 163
YULEE, FL 32041-0163

2024

01-2N-26-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

76059 WILDWOOD RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,750
TOTAL LAND VALUE - MARKET	136,000
TOTAL MARKET VALUE	5,590
SOH/AGL Deduction	0
ASSESSED VALUE	5,590
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,590
TOTAL JUST VALUE	137,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E006659	NEW CONSTR	15,000	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1770/0376	12/14/2011	QC	U	I	11	100
GRANTOR: JONES AUGUSTUS W						
GRANTEE: JONES AUGUSTUS W TR						
1761/0893	9/28/2011	WD	U	V	30	100
GRANTOR: JONES AUGUSTUS W						
GRANTEE: JONES AUGUSTUS W TR						

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
1	0430	CL FNC 6B	0	0	0	0	285.00	LF	9.70	9.70	100	2024	2000		52	1,438	
2	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	2024	2000		52	312	

LAND DESCRIPTION

TOTAL OB/XF 1,750

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	6.27	AC		1.00	1.00	1.00	415.00	415.00	2,602							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	2.23	AC		1.00	1.00	1.00	555.00	555.00	1,238							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	136,000							

REVIEW DATE 05/16/2024 BY KWA Total Acres: 8.50 Total Land Value: 3,840 Market: 136,000 Agricultural: 3,840 Common: 0 PRINTED 08/06/2024 BY SYS