

PT OF GOVT LOTS 2 & 3 OF
SEC 22-2N-28E IN OR 1127/589
BEING PARCEL 6 & UTIL ESMT'S

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2024

01-6N-29-AICO-0009-0000



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	VALUATION SUMMARY																			
																	VALUATION BY										STANDARD									
																	Tax Group: 5										Tax Dist:									
																	BUILDING MARKET VALUE										0									
																	TOTAL MARKET OB/XF VALUE										0									
																	TOTAL LAND VALUE - MARKET										189,360									
																	TOTAL MARKET VALUE										189,360									
																	SOH/AGL Deduction										0									
																	ASSESSED VALUE										189,360									
																	TOTAL EXEMPTION VALUE										03 189,360									
																	BASE TAXABLE VALUE										0									
																	TOTAL JUST VALUE										189,360									
																	NCON VALUE										0									
																	INCOME VALUE																			
																	PREVIOUS YEAR MKT VALUE										189,360									
DOR CODE 8000 VAC GOVERNMENTAL																																				
MAP NUM MKT AREA 10																																				
NEIGHBORHOOD/LOC 10002.00																																				
AREA TYPE					TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																									
TOTALS																																				
EXTRA FEATURES																																				
11 BEACH LAGOON RD, FERNANDINA BEACH																																				
BLD DATE																																				
XF DATE																																				
INC DATE																																				
LGL DATE																																				
LAND DATE																																				
AG DATE																																				
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																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	008600	C	COUNTY	0		PUD	0.00	0.00	2.63	AC		1.00	1.00	0.45	160,000.00	72,000.00	189,360																			
REVIEW DATE 01/16/2024 BY KBA																																				
Total Acres: 2.63																																				
Total Land Value: 189,360																																				
Market: 0																																				
Agricultural: 0																																				
Common: 189,360																																				
PRINTED 08/06/2024 BY SYS																																				