LOT 92
SUNOWA SPRINGS #1 PB 4/75 & 76

AMMONS DEVELOPMENT CO
620 CATHERINE FOSTER LANE
ST JOHNS, FL 32259

2024

02-1S-24-1990-0092-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8011.00		

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

SUNOWA SPRINGS TR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/04/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	64,800
TOTAL MARKET VALUE	64,800
SOH/AGL Deduction	0
ASSESSED VALUE	64,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,800
TOTAL JUST VALUE	64,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2682/1476	12/04/2023	WD	Q	V	02	82,500
GRANTOR: HOLLEY MARK E & VANES						
GRANTEE: AMMONS DEVELOPMENT						
1509/0035	6/29/2007	WD	Q	V		80,000
GRANTOR: COTHREN GARY D & THER						
GRANTEE: HOLLEY MARK E & VAN						

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.62	AC		1.00	1.00	1.00	40,000.00	40,000.00	64,800							

REVIEW DATE 04/04/2024 BY MLU Total Acres: 1.62 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 08/06/2024 BY SYS