PT OF NE1/4 OF SEC 2-3N-26E
IN OR 1593/116 BEING
PARAGRAPH "2"

17/95 RV PARK LLC
1610 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

2024

02-3N-26-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	4001.00		

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

US HWY 17, 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	550
TOTAL MARKET VALUE	550
SOH/AGL Deduction	0
ASSESSED VALUE	550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	550
TOTAL JUST VALUE	550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1593/0116	11/12/2008	WD	U	V	02	4,971
GRANTOR: CASEYS INC						
GRANTEE: 17/95 RV PARK LLC						
0181/0489	10/15/1974	WD	Q	I		37,000
GRANTOR: CASEY T EDISON JR & L						
GRANTEE: CASEY'S INC						

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	004000	C	VAC INDUSTIR	0		CHT	24.00	200.00	0.11	AC		1.00	1.00	1.00	5,000.00	5,000.00	550							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.11 Total Land Value: 550 Market: 0 Agricultural: 0 Common: 550 PRINTED 08/06/2024 BY SYS