IN OR 2659 PG 1324

WALGER TERRY D LIVING TRUST/WALGER TERRY D TRUSTEE
28 SEA MARSH ROAD
FERNANDINA BEACH, FL 32034

2024

02-3N-26-0000-0013-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
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

852276 US HWY 17, YULEE

BLD DATE	07/26/2013	MCPF	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	59,895
TOTAL MARKET VALUE	59,895
SOH/AGL Deduction	0
ASSESSED VALUE	59,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,895
TOTAL JUST VALUE	59,895
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632386	DEMOLITION	0	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2659/1324	8/03/2023	SW	U	V	11	100
GRANTOR: WALGER TERRY						
GRANTEE: WALGER TERRY D LIVI						
0258/0645	2/01/1978	WD	Q	I		26,500
GRANTOR:						
GRANTEE:						

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	001000	C	COMMERCIAL	0		CHT	168.00	250.00	39,930.00	SF		1.00	1.00	1.00	1.50	1.50	59,895							

REVIEW DATE 06/07/2022 BY HSA Total Acres: 0.00 Total Land Value: 59,895 Market: 0 Agricultural: 0 Common: 59,895 PRINTED 08/06/2024 BY SYS