S1/2 OF SE1/4 BEING PARCEL 2
IN OR 2522/1033
LYING NORTH OF SR 200

HAGAN HEATHER
45639 MUSSLEWHITE RD
CALLAHAN, FL 32011

2024

04-2N-26-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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

461851 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/14/2022 DCA
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	1,935,000
TOTAL MARKET VALUE	1,935,000
SOH/AGL Deduction	0
ASSESSED VALUE	1,935,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,935,000
TOTAL JUST VALUE	1,935,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2522/1033	11/23/2021	WD	U	V	11	100
GRANTOR: FINGAR ROBERT						
GRANTEE: FINGAR ROBERT E & H						
0214/0247	1/01/1976	WD	U	I		100
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	009900	C	AC NON-AG	0		OR	0.00	0.00	43.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	1,935,000							

REVIEW DATE 04/24/2024 BY TWA Total Acres: 43.00 Total Land Value: 1,935,000 Market: 0 Agricultural: 0 Common: 1,935,000 PRINTED 08/06/2024 BY SYS