E1/2 OF NE1/4 OF NW1/4
SEC 5-3N-26E & PT S1/2 OF SW1/4
SEC 32-4N-26E LYING S OF WINGATE

PIRES JOAO BAPTISTA & MARIA TERESA
1828 EAGLE BEND TERRACE
JACKSONVILLE, FL 32226

2024

05-3N-26-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

WINGATE LANDING RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
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	273,420
TOTAL MARKET VALUE	273,420
SOH/AGL Deduction	0
ASSESSED VALUE	273,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,420
TOTAL JUST VALUE	273,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,420

OWNS SEVERAL ADJCNT PARCELS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/550	8/21/2023	WD	U	V	37	220,000
GRANTOR: REHM DEBORAH D & JOSE						
GRANTEE: PIRES JOAO BAPTISTA						
1023/0197	12/05/2001	QC	U	I	06	100
GRANTOR: WINGATE CLAUDE N & MI						
GRANTEE: REHM DEBORAH & JOSE						

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	000000	C	VAC RES	0		OR			19.53	AC		1.00	1.00	1.00	14,000.00	14,000.00	273,420							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 19.53 Total Land Value: 273,420 Market: 0 Agricultural: 0 Common: 273,420 PRINTED 08/06/2024 BY SYS