GOVT LOT 2 OF SEC 6-2N-27E

MCCLOUD ELLA EST
C/O EVELYN MCNAIR COLEMAN, 4517 CASTLESWOOD DRIVE WEST
JACKSONVILLE, FL 32209

2024

06-2N-27-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

HARPER CHAPEL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/11/2023 DC
INC DATE		AG DATE	12/11/2023 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	590,625
TOTAL MARKET VALUE	3,915
SOH/AGL Deduction	0
ASSESSED VALUE	3,915
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,915
TOTAL JUST VALUE	590,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135468	CO ISSUED	0	06/26/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	6.75	AC		1.00	1.00	1.00	415.00	415.00	2,801							
2	005900	A	TIMB WETLAND	0		OR	0.00	0.00	24.75	AC		1.00	1.00	1.00	45.00	45.00	1,114							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	31.50	AC		1.00	1.00	0.25	75,000.00	18,750.00	590,625							

REVIEW DATE 12/11/2023 BY DC Total Acres: 31.50 Total Land Value: 3,915 Market: 590,625 Agricultural: 3,915 Common: 0 PRINTED 08/06/2024 BY SYS