

PT NE1/4 OF SW1/4
IN OR 736 PG 356 EX 2-3
& IN OR 2707/435

RAMSEY TRAVIS R/ALBERTIE CHALRES ET AL
19101 NE 1ST PLACE
MIAMI, FL 33179

2024

08-3N-26-0000-0002-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
																	VALUATION BY STANDARD														
																	Tax Group: 4 Tax Dist:														
																	BUILDING MARKET VALUE 0														
																	TOTAL MARKET OB/XF VALUE 12,000														
																	TOTAL LAND VALUE - MARKET 174,600														
																	TOTAL MARKET VALUE 186,600														
																	SOH/AGL Deduction 59,822														
																	ASSESSED VALUE 126,778														
																	TOTAL EXEMPTION VALUE 0														
																	BASE TAXABLE VALUE 126,778														
TOTAL JUST VALUE 186,600																															
NCON VALUE 0																															
INCOME VALUE																															
PREVIOUS YEAR MKT VALUE 186,600																															
DOR CODE 0001					VAC W/XFOB																										
MAP NUM					MKT AREA			05																							
NEIGHBORHOOD/LOC					5001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
TOTALS																	BLD DATE					LGL DATE					05/19/2023 MLU				
EXTRA FEATURES					2638 ELNORA LN, YULEE												XF DATE					LAND DATE									
																	INC DATE					AG DATE									
L N	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														
1	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000															
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000															
LAND DESCRIPTION																		TOTAL OB/XF 12,000													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000001	C	V RS W/XFOB	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000														
2	000001	C	V RS W/XFOB	0		OR	0.00	0.00	8.10	AC		1.00	1.00	1.00	16,000.00	16,000.00	129,600														
REVIEW DATE 08/02/2022 BY KBA Total Acres: 9.10 Total Land Value: 174,600 Market: 0 Agricultural: 0 Common: 174,600 PRINTED 08/06/2024 BY SYS																															