PT OF SEC 09-2N-27E &
PT OF SEC 16-2N-27E
IN OR 2021/242

CORTOPASSI SEAN T
8316 CARNEGIE DR
VIENNA, VA 22180

2024

09-2N-27-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

CLYDE HIGGINBOTHAM RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	103,000
TOTAL MARKET VALUE	103,000
SOH/AGL Deduction	11,641
ASSESSED VALUE	91,359
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,359
TOTAL JUST VALUE	103,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2021/0242	12/24/2015	WD	U	V	11	100
GRANTOR: CORTOPASSI TRAVIS L						
GRANTEE: CORTOPASSI SEAN T						
1452/0663	10/13/2006	WD	U	V	06	100
GRANTOR: BRAZELL STACEY ANN &						
GRANTEE: CORTOPASSI HELEN M						

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	000116	C	SFR MARSH	0		OR	106.00	428.00	1.03	AC		1.00	1.00	1.00	100,000.00	100,000.00	103,000							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 1.03 Total Land Value: 103,000 Market: 0 Agricultural: 0 Common: 103,000 PRINTED 08/06/2024 BY SYS