LOT 24
NASSAU LANDING SUB PB 4/84-85

FEGAN JERRY
13674 DEVAN LEE DR N
JACKSONVILLE, FL 32226

2024

13-2N-26-4200-0024-0000

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

EDWARDS 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	49,500
TOTAL MARKET VALUE	49,500
SOH/AGL Deduction	0
ASSESSED VALUE	49,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,500
TOTAL JUST VALUE	49,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,000

HTD 2019/ FGR 861/ FOP 286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-13243	SFR	398,934	10/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2614/1293	1/23/2023	WD	Q	V	01	55,000
GRANTOR: BRYANT DENNIS N						
GRANTEE: FEGAN JERRY						
0906/1634	11/04/1999	WD	Q	V		21,000
GRANTOR: CANADY WILLIAM A & RA						
GRANTEE: BRYANT DENNIS N						

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		RSF-1	0.00	0.00	0.90	AC		1.00	1.00	1.00	55,000.00	55,000.00	49,500							

REVIEW DATE 05/16/2024 BY TW Total Acres: 0.90 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 08/06/2024 BY SYS