PT LOTS 73 & 74
IN OR 2190/1159
(EX PT IN CNTY R/W)

CRUZ ABELARDO F & PHELITIA C
75273 RANDY RD
YULEE, FL 32097

2024

14-2N-26-4280-0002-0020

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

75293 RANDY 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	124,650
TOTAL MARKET VALUE	124,650
SOH/AGL Deduction	57,733
ASSESSED VALUE	66,917
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,917
TOTAL JUST VALUE	124,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633183	NEW CONSTR	251,682	10/01/2016
B1633414	NEW CONSTR	276,172	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2190/1159	4/17/2018	WD	Q	V	01	45,500
GRANTOR: SIMMONS KEITH M & TAM						
GRANTEE: CRUZ ABELARDO F & P						
2054/0764	5/18/2016	WD	Q	V	01	45,000
GRANTOR: RANDY ROAD LLC						
GRANTEE: SIMMONS KEITH M & T						

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	000115	C	SFR ACRES	0		RM	0.00	0.00	2.77	AC		1.00	1.00	1.00	45,000.00	45,000.00	124,650							

REVIEW DATE 03/21/2024 BY KBA Total Acres: 2.77 Total Land Value: 124,650 Market: 0 Agricultural: 0 Common: 124,650 PRINTED 08/06/2024 BY SYS