PT OF UNNUMBERED TRACT PT
OR 2099/1423 BEING PARCEL 2
SUB OF GOVT LOT 9 IN

BRADBERRY CYNTHIA L
75179 RANDY RD
YULEE, FL 32097

2024

14-2N-26-4280-0002-0230

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

OFF 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	57,780
TOTAL MARKET VALUE	57,780
SOH/AGL Deduction	6,083
ASSESSED VALUE	51,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,697
TOTAL JUST VALUE	57,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2099/1423	2/03/2017	WD	Q	I	05	100,000
GRANTOR: WEINBERG MICHAEL R &						
GRANTEE: BRADBERRY CYNTHIA L						
1684/1817	5/20/2010	TD	U	I	11	100
GRANTOR: MINTON TAMMY L SUCCES						
GRANTEE: WEINBERG MICHAEL R						

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	3.21	AC		1.00	1.00	1.00	18,000.00	18,000.00	57,780							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 3.21 Total Land Value: 57,780 Market: 0 Agricultural: 0 Common: 57,780 PRINTED 08/06/2024 BY SYS