IN OR 307 PG 191
MARSH LAND

JACKSONVILLE MARINE INSTITUTE INC
13375 BEACH BLVD
JACKSONVILLE, FL 32246

**2024**

**17-2N-27-0000-0004-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 9600 | WASTELAND | |
| 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 | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 5,040 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 23,540 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 23,540 |
| TOTAL EXEMPTION VALUE | 10 | 23,540 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 23,540 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 23,540 |

XFOB:1:1: DOCK IN BAD SHAPE. ADJUSTED DOWN

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0307/0191 | 12/01/1979 | QD | U | V | | 100 |

GRANTOR:

GRANTEE:

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0300 | BOAT DCK W | 0 | 0 | 210 | 4 | 840.00 | SF | 30.00 | 30.00 | 100 | 1985 | 1985 | 3 | 20 | 5,040 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,040

| 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 | 009620 | C | MARSH | 0 | | OR | 0.00 | 0.00 | 370.00 | AC | | 1.00 | 1.00 | 0.50 | 100.00 | 50.00 | 18,500 | | | | | | | |

REVIEW DATE 07/18/2024 BY KWA Total Acres: 370.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/06/2024 BY SYS