PT SEC 18-2N-27
IN OR 2679/1935
BEING PECAN FOREST WEST

CENTURY COMMUNITIES OF FLORIDA
8930 EAST CRESCENT PKWY STE 65
GREENWOOD VILLAGE, CO 80111

2024

18-2N-27-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
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

JOHNSON LAKE 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	44
TOTAL MARKET VALUE	44
SOH/AGL Deduction	0
ASSESSED VALUE	44
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44
TOTAL JUST VALUE	44
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2679/1935	11/15/2023	QC	U	V	11	100
GRANTOR: CORNER LOT DEVELOPMEN						
GRANTEE: CENTURY COMMUNITIES						
2573/1426	6/28/2022	SW	U	V	37	46,000
GRANTOR: NASSAU COUNTY JOINT V						
GRANTEE: CORNER LOT DEVELOPM						

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	009620	C	MARSH	0		OR	0.00	0.00	0.44	AC		1.00	1.00	1.00	100.00	100.00	44							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.44 Total Land Value: 44 Market: 0 Agricultural: 0 Common: 44 PRINTED 08/06/2024 BY SYS