LOT 35
IN OR 2675/1992
SUB OF SE1/4 OF NW1/4

MO 2023 R JONES ROAD TRUST/LINDSTEDT MICHAEL TRUST
76020 WILLIAM BURGESS HWY STE
YULEE, FL 32097

2024

19-2N-25-3020-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

R JONES RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	38,500
SOH/AGL Deduction	0
ASSESSED VALUE	38,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,500
TOTAL JUST VALUE	38,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005878	NEW DOUBLE WIDE M	0	05/15/2024
MH240001870	2024 27*76 4/2 CH	0	02/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2675/1992	10/25/2023	TD	Q	V	01	49,900
GRANTOR: EDWARDS MICHAEL D EXE						
GRANTEE: MO 2023 R JONES ROA						
2562/0568	5/03/2022	TD	U	V	11	100
GRANTOR: EDWARDS OSCAR V GST E						
GRANTEE: EDWARDS MICHAEL D E						

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 04/17/2024 BY TW Total Acres: 1.00 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 08/06/2024 BY SYS