IN OR 1306/657
MARSH LAND

MCGREGOR CHRISTEL B/KOEGLER BLANCHE RICHARD
PO BOX 499
GEORGETOWN, FL 32139

**2024**

**19-2N-27-0000-0001-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 9600 | WASTELAND | |
| MAP NUM | | MKT AREA | 05 |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

MENTORIA 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 | 39,500 |
| TOTAL MARKET VALUE | 39,500 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 39,500 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 39,500 |
| TOTAL JUST VALUE | 39,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 39,500 |

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1306/0657 | 4/01/2005 | WD | U | V | 18 | 100 |
| GRANTOR: WOODWARD BRIGITTE G L | | | | | | |
| GRANTEE: MCGREGOR CHRISTEL B | | | | | | |
| 1086/0492 | 10/09/2002 | TD | U | V | 06 | 100 |
| GRANTOR: KOEGLER STEVEN TRUSTE | | | | | | |
| GRANTEE: KOEGLER BLANCHE RIC | | | | | | |

### 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 | 009600 | C | WASTELAND | 0 | | OR | 0.00 | 0.00 | 14.00 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 35,000 | | | | | | | |
| 2 | 009630 | C | SWAMP | 0 | | OR | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 4,500 | | | | | | | |

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.00 Total Land Value: 39,500 Market: 0 Agricultural: 0 Common: 39,500 PRINTED 08/06/2024 BY SYS