IN OR 643 PG 1113

BRYAN FREDERICK SR & CATHERINE
2003 FAYE ROAD
JACKSONVILLE, FL 32218

2024

21-2N-27-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

US HWY 17, 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	4,120
TOTAL LAND VALUE - MARKET	7,500
TOTAL MARKET VALUE	11,620
SOH/AGL Deduction	1,168
ASSESSED VALUE	10,452
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,452
TOTAL JUST VALUE	11,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	11,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0643/1113	12/11/1991	WD	Q	V		2,500

GRANTOR: MESA MARIA T

GRANTEE: BRYAN F A SR & C B

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	88	4	352.00	SF	40.00	40.00	100	1997	1997	3	25	3,520	
2	0317	DCK PLNG W	0	0	0	0	3.00	UT	1,000.00	1,000.00	100	1997	1997	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 4,120

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	000001	C	V RS W/XFOB	0		OR	100.00	100.00	1.00	UT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	009600	C	WASTELAND	0		OR	0.00	0.00	1.00	UT		1.00	1.00	1.00	2,500.00	2,500.00	2,500							

REVIEW DATE 08/31/2022 BY KBA Total Acres: 0.00 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 08/06/2024 BY SYS