PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 1069/1207

EVANS EUGENIA L
96042 N PRINCE DR
YULEE, FL 32097

2024

24-2N-28-0000-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4025.00		

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

PRINCE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
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	11,960
TOTAL MARKET VALUE	11,960
SOH/AGL Deduction	4,289
ASSESSED VALUE	7,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,671
TOTAL JUST VALUE	11,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	11,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1069/1207	7/19/2002	QC	U	V	01	100
GRANTOR: BAKER JOSEPH S & LUVE						
GRANTEE: EVANS EUGENIA L						
0252/0378	4/01/1977	QC	U	V		800
GRANTOR: AUTRY MAGGIE						
GRANTEE: BAKER JOSEPH S & LU						

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	000100	C	SFR	0		RM	45.00	130.00	0.13	AC		1.00	1.00	1.15	80,000.00	92,000.00	11,960							

REVIEW DATE 06/05/2023 BY MLU Total Acres: 0.13 Total Land Value: 11,960 Market: 0 Agricultural: 0 Common: 11,960 PRINTED 08/06/2024 BY SYS