PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 1794/1983,
PT OR 1787/1078

STATE OF FLORIDA DOT
1109 SOUTH MARION AVENUE
LAKE CITY, FL 32025-5874

2024

24-2N-28-0000-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8700	STATE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

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

464106 SR 200, 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		1,175
TOTAL LAND VALUE - MARKET		459
TOTAL MARKET VALUE		1,634
SOH/AGL Deduction		740
ASSESSED VALUE		894
TOTAL EXEMPTION VALUE	05	894
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1803/1964	7/03/2012	FJ	U	V	18	100
GRANTOR: PRINCE G E ESTATE						
GRANTEE: STATE OF FLORIDA DO						
1801/1470	5/29/2012	FJ	U	V	18	100
GRANTOR: HUBBARD ANDREW JUNIOR						
GRANTEE: STATE OF FLORIDA DO						

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	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1940	1940	3	100	500	
2	0940	SHEDS/PORT	0	0	12	14	168.00	SF	20.10	20.10	100	1991	1991	3	20	675	

LAND DESCRIPTION

TOTAL OB/XF 1,175

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	009602	C	RETENTION PO	0		CG	0.00	0.00	4.59	AC		1.00	1.00	1.00	100.00	100.00	459							

REVIEW DATE 03/01/2022 BY KWA Total Acres: 4.59 Total Land Value: 459 Market: 0 Agricultural: 0 Common: 459 PRINTED 08/06/2024 BY SYS