

PT OF SEC 25-2N-28E IN OR
971/1306 (EX PB 6/325, OR
1498/1206 & ESMT PT OR

MONEYHAN ROBERT E
PO BOX 39
YULEE, FL 32041

2024

25-2N-28-0000-0002-0280



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																		
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																
															VALUATION BY										STANDARD																								
															Tax Group: 4										Tax Dist:																								
															BUILDING MARKET VALUE										0																								
															TOTAL MARKET OB/XF VALUE										0																								
															TOTAL LAND VALUE - MARKET										22,675																								
															TOTAL MARKET VALUE										22,675																								
															SOH/AGL Deduction										0																								
															ASSESSED VALUE										22,675																								
															TOTAL EXEMPTION VALUE										0																								
															BASE TAXABLE VALUE										22,675																								
DOR CODE					9600					WASTELAND																																							
MAP NUM										MKT AREA					04																																		
NEIGHBORHOOD/LOC					4044.00																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
TOTALS																																																	
EXTRA FEATURES					AMELIA CONCOURSE, FERNANDINA BEACH																																												
L N	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																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	9.07	AC		1.00	1.00	1.00	2,500.00	2,500.00	22,675																																
REVIEW DATE					02/01/2024					BY					KBA					Total Acres: 9.07					Total Land Value: 22,675					Market: 0					Agricultural: 0					Common: 22,675					PRINTED 08/06/2024 BY SYS				