PT SE1/4
IN OR 1626/554
UTILITY ESMT IN OR 967/1448

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

2024

25-2N-28-0000-0002-0750

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
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

96000 NASSAU PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		547
TOTAL MARKET VALUE		547
SOH/AGL Deduction		0
ASSESSED VALUE		547
TOTAL EXEMPTION VALUE	05	547
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		547

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1626/0554	6/24/2009	WD	U	V	18	100
GRANTOR: WOLFE DOUGLAS ETAL						
GRANTEE: STATE OF FLORIDA DE						
0968/1588	1/30/2001	WD	Q	V		99,300
GRANTOR: RAYLAND LLC						
GRANTEE: WOLFE DOUGLAS (50%)						

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	009602	C	RETENTION PO	0		PUD	0.00	0.00	5.47	AC		1.00	1.00	1.00	100.00	100.00	547							

REVIEW DATE 04/13/2022 BY KWA Total Acres: 5.47 Total Land Value: 547 Market: 0 Agricultural: 0 Common: 547 PRINTED 08/06/2024 BY SYS