PT NW1/4 OF SEC 27-2N-28E IN
OR 1101/1089 BEING
"LIFT STATION SITE" PARCEL

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2024

27-2N-28-0000-0009-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

37090 PARADISE COMMONS, 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		10,273
TOTAL LAND VALUE - MARKET		1,500
TOTAL MARKET VALUE		11,773
SOH/AGL Deduction		2,647
ASSESSED VALUE		9,126
TOTAL EXEMPTION VALUE	04	9,126
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		11,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		12,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1101/1089	12/17/2002	QC	U	V	06	100
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: JEA						
1101/1084	12/17/2002	QC	U	V	06	100
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: UNITED WATER FLORID						

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	0430	CL FNC 6B	0	0	0	0	156.00	LF	11.16	11.16	100	2000	2000	3	52	905	
2	0811	CONCRETE B	0	0	0	0	1,960.00	SF	5.20	5.20	100	2000	2000	3	79	8,052	
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2000	2000	3	52	1,316	

LAND DESCRIPTION

TOTAL OB/XF 10,273

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	009100	C	UTILITY	0		PUD	0.00	0.00	1.00	UT		1.00	1.00	1.00	1,500.00	1,500.00	1,500							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 1,500 Market: 0 Agricultural: 0 Common: 1,500 PRINTED 08/06/2024 BY SYS