PT OF GOVT LOT 2
IN SEC 27-4N-26E IN OR 2614/70
ESMT IN OR 2679-725

NORTON JOHN DAVID JR & DAWN G
86007 EVERGREEN PLACE
YULEE, FL 32097

2024

27-4N-26-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

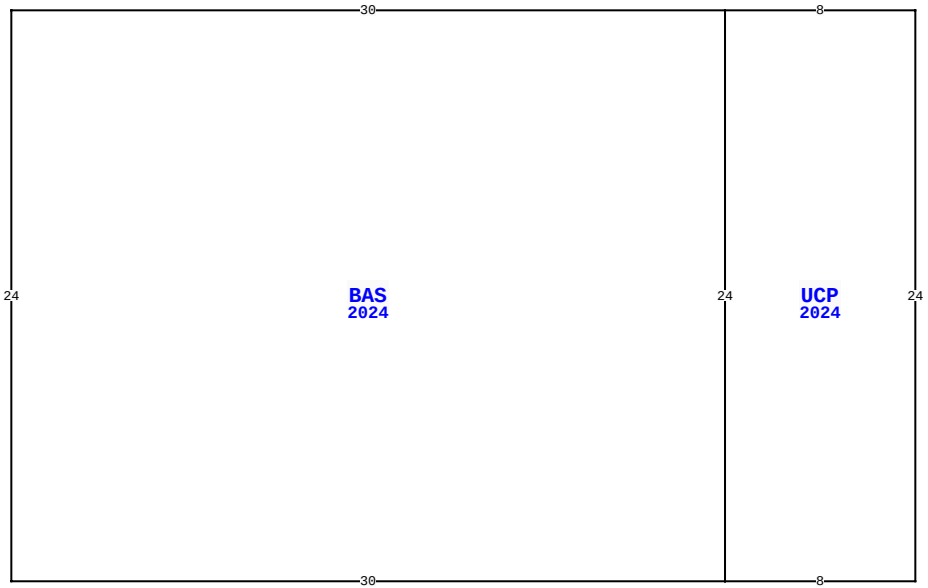
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	15,782
UCP	192	20	38	833
TOTALS	912		758	16,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	758	63.2500	22.14	16,782	2023	2023	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2024 Heated Area: 720 HX Base Yr



852714 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	16,614
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	128,000
TOTAL MARKET VALUE	144,614
SOH/AGL Deduction	0
ASSESSED VALUE	144,614
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,614
TOTAL JUST VALUE	144,614
NCON VALUE	16,614
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-11237	GARAGE(24X30) W/	41,217	09/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0070	1/17/2023	WD	Q	V	03	160,000

GRANTOR: CRAWFORD RIDGE LLC
GRANTEE: NORTON JOHN DAVID J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S24 W30 N24 $
UCP=[YR=2024;ORIG=80,10] E8 S24 W8 N24 $
.

EXTRA FEATURES

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	128,000							

REVIEW DATE 01/06/2024 BY KWX Total Acres: 8.00 Total Land Value: 128,000 Market: 0 Agricultural: 0 Common: 128,000 PRINTED 08/06/2024 BY SYS