PT OF SEC 29-2N-25E
IN OR 2705/625
LYING NE OF OR 2440/1459

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2024

29-2N-25-0000-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

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

SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/10/2024 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		1,177,980
TOTAL MARKET VALUE		1,177,980
SOH/AGL Deduction		814,823
ASSESSED VALUE		363,157
TOTAL EXEMPTION VALUE	03	363,157
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,177,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,177,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2705/625	4/10/2024	WD	U	V	18	1,602,800
GRANTOR: US1 PROPERTIES LLC						
GRANTEE: NASSAU COUNTY						
1774/0507	12/30/2011	AD	U	I	98	120,000
GRANTOR: MIZELL-HODGES LLC						
GRANTEE: GREEN AMY MIZELL &						

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	008600	C	COUNTY	0		CH	0.00	0.00	162,480.00	SF		1.00	1.00	1.00	7.25	7.25	1,177,980							

REVIEW DATE 06/10/2024 BY DC Total Acres: 0.00 Total Land Value: 1,177,980 Market: 0 Agricultural: 0 Common: 1,177,980 PRINTED 08/06/2024 BY SYS