

LOT 2 LESS R/W
 PT OR 1174/1285 &
 IN OR 1999/1324 & OR 1993/1554

SMITH BEVERLY (1/13 INT)/BLUE DORA L EST (1/13) ET
 PO BOX 816
 YULEE, FL 32041

2024

32-2N-28-0000-0002-0000



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 393,600 TOTAL MARKET VALUE 3,354 SOH/AGL Deduction 0 ASSESSED VALUE 3,354 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,354 TOTAL JUST VALUE 393,600 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 393,600											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 2114/1640 4/17/2017 PR U V 19 100 GRANTOR: PATTERSON MARVIN P/R GRANTEE: PATTERSON MARVIN 2114/0528 4/11/2017 FJ U V 11 0 GRANTOR: PATTERSON VERNETTA ES GRANTEE: PATTERSON MARVIN											
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/18/2021 MF											
EXTRA FEATURES										OLD NASSAUVILLE RD, 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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
																	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	005901	A	HARDWOOD SI	0		OR	0.00	0.00	7.84	AC		1.00	1.00	1.00	225.00	225.00	1,764														
2	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	795.00	795.00	1,590														
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.84	AC		1.00	1.00	1.00	40,000.00	40,000.00	393,600														
REVIEW DATE 12/15/2023 BY KBA Total Acres: 9.84 Total Land Value: 3,354 Market: 393,600 Agricultural: 3,354 Common: 0 PRINTED 08/06/2024 BY SYS																															