PT SW1/4 OF NW1/4 &
PT NW1/4 OF SW1/4
SEC 33-4N-25E IN OR 2709/1271

KANE HARRY L/E/
96037 STONEY DR
FERNANDINA BEACH, FL 32034

2024

33-4N-25-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

ELVIS WAY, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	2,725
SOH/AGL Deduction	0
ASSESSED VALUE	2,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,725
TOTAL JUST VALUE	80,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

SEE OWNERS ADJCNT AG PARCELS (OWNERS LIVE @ 48500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2709/1271	5/02/2024	LE	U	V	11	100
GRANTOR: KANE HARRY						
GRANTEE: KANE ROMMEL						
2709/1269	5/02/2024	QC	U	V	11	100
GRANTOR: KANE NOAH						
GRANTEE: KANE HARRY						

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	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	545.00	545.00	2,725							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 06/06/2024 BY DC Total Acres: 5.00 Total Land Value: 2,725 Market: 80,000 Agricultural: 2,725 Common: 0 PRINTED 08/06/2024 BY SYS