PT OF GOVT LOT 1 OF
SEC 34-2N-28E IN OR 2571/1891
(EX OR 2281/879)

GASKIN MICHAEL W & SARAH E
86068 HOPPER LANE
YULEE, FL 32097

2024

34-2N-28-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

95587 DOUGLAS RD, FERNANDINA BEACH

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	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	90,000
TOTAL MARKET VALUE	96,000
SOH/AGL Deduction	0
ASSESSED VALUE	96,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,000
TOTAL JUST VALUE	96,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2571/1891	6/21/2022	WD	Q	V	01	95,000
GRANTOR: PDJ LLC						
GRANTEE: GASKIN MICHAEL WAYN						
2219/0537	8/23/2018	WD	Q	I	05	54,000
GRANTOR: CHOBAN JOHN A						
GRANTEE: PDJ LLC						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	000000	C	VAC RES	0		OR	0.00	0.00	1.50	AC		1.00	1.00	0.80	75,000.00	60,000.00	90,000							

REVIEW DATE 02/15/2022 BY KW Total Acres: 1.50 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS