PT OF LOT 6
PT OR 1957/1088
SUB H M THIGPEN EST PB 39/356

KATO AARON & DONNA
96126 MT ZION LOOP
YULEE, FL 32097

2024

37-3N-27-4680-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9400	RIGHTS-OF-WAY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

RADDIN RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	17
TOTAL MARKET VALUE	17
SOH/AGL Deduction	0
ASSESSED VALUE	17
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17
TOTAL JUST VALUE	17
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1957/1088	1/14/2015	WD	Q	I	05	55,000
GRANTOR: REGISTER INVESCO LLC						
GRANTEE: KATO AARON & DONNA						
1942/1256	10/17/2014	CT	U	I	18	19,600
GRANTOR: CLERK OF COURT						
GRANTEE: REGISTER INVESCO LL						

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

BUILDING NOTES

BUILDING DIMENSIONS

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	009400	C	RIGHTOFWAY	0		OR	60.00	128.00	0.17	AC		1.00	1.00	1.00	100.00	100.00	17							

REVIEW DATE 04/28/2021 BY KWX Total Acres: 0.17 Total Land Value: 17 Market: 0 Agricultural: 0 Common: 17 PRINTED 08/06/2024 BY SYS