LOT 4
SECTION THIRTY-NINE
OR 2249/815

FISHER STEVEN
463140 SR 200
YULEE, FL 32097

**2024**

**39-3N-25-1139-0004-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 9900 | NO AG ACREAGE | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5016.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

152569 CR 108, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 298,900 |
| TOTAL MARKET VALUE | 298,900 |
| SOH/AGL Deduction | 118,065 |
| ASSESSED VALUE | 180,835 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 180,835 |
| TOTAL JUST VALUE | 298,900 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 298,900 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2212672 | XFOB | 0 | 08/16/2022 |
| 22010482 | NEW CONSTR | 597,547 | 07/08/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2458/0180 | 4/30/2021 | WD | Q | V | 01 | 163,000 |
| GRANTOR: GIDDENS CHRISTOPHER | | | | | | |
| GRANTEE: FISHER STEVEN | | | | | | |
| 2409/1913 | 11/16/2020 | SW | Q | V | 01 | 163,000 |
| GRANTOR: RAYDIENT LLC | | | | | | |
| GRANTEE: GIDDENS CHRISTOPHER | | | | | | |

## 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 | 009900 | C | AC NON-AG | 0 | | OR | 0.00 | 0.00 | 21.35 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 298,900 | | | | | | | |

REVIEW DATE 05/09/2024 BY TW Total Acres: 21.35 Total Land Value: 298,900 Market: 0 Agricultural: 0 Common: 298,900 PRINTED 08/06/2024 BY SYS