LOT 12
LITTLE ST MARYS EST 1 PB 5/280

FISHER DAVID J & LINDA J
152887 CR 108
YULEE, FL 32097

2024

40-3N-25-1250-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

CR 108, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	59,220
TOTAL MARKET VALUE	59,220
SOH/AGL Deduction	0
ASSESSED VALUE	59,220
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,220
TOTAL JUST VALUE	59,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,220

ALSO OWNS LOT 11

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/1108	3/29/2022	WD	Q	I	05	209,000
GRANTOR: BAUSILI MARK T & ELIZ						
GRANTEE: FISHER DAVID JOHN &						
2104/0168	2/28/2017	WD	Q	I	05	68,000
GRANTOR: EASON DEBORAH A						
GRANTEE: BAUSILI MARK T & EL						

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	000115	C	SFR ACRES	0		OR	0.00	0.00	3.29	AC		1.00	1.00	1.00	18,000.00	18,000.00	59,220							

REVIEW DATE 02/02/2024 BY KWA Total Acres: 3.29 Total Land Value: 59,220 Market: 0 Agricultural: 0 Common: 59,220 PRINTED 08/06/2024 BY SYS