PT E WATERMAN MILL GRANT
SEC 41-3N-26E IN OR 1973/866
(EX OR 2638/901)

BLAYNEY RONALD L JR
85558 KIRKLAND RD
YULEE, FL 32097

2024

41-3N-26-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	03/09/2016 MF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	211,800
TOTAL MARKET VALUE	7,605
SOH/AGL Deduction	0
ASSESSED VALUE	7,605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,605
TOTAL JUST VALUE	211,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1973/0866	1/01/2015	WD	U	V	37	8,100
GRANTOR: PARKER AUBRA FRED JR						
GRANTEE: BLAYNEY RONALD L JR						
0044/0221	3/23/1964	WD	U	V	01	100
GRANTOR: PARKER AUBRA FRED (S)						
GRANTEE: PARKER AUBRA FRED J						

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	005010	A	SVCE ACRGE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	12.12	AC		1.00	1.00	1.00	545.00	545.00	6,605							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	14.12	AC		1.00	1.00	1.00	15,000.00	15,000.00	211,800							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 14.12 Total Land Value: 7,605 Market: 211,800 Agricultural: 7,605 Common: 0 PRINTED 08/06/2024 BY SYS