

PT E WATERMAN MILL GRANT
IN OR 2196/1820
SEC 41-3N-26E IN OR 44/218

LANDRUM JAMES
879 DIANE DRIVE
FERNANDINA BEACH, FL 32034

2024

41-3N-26-0000-0002-0020



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	03	PLASTER 80		
Interior Wall	04	PLYWOOD 20		
Interior Floo	14	CARPET 70		
Interior Floo	08	SHT VINYL 30		
Air Condition	01	NONE 100		
Heating Type	02	CONVECTION 100		
Bedrooms		2 100		
Bathrooms		1 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4053.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	31,939
FEP	80	80	64	1,646
UOP	40	20	8	206
TOTALS	1,362		1,314	33,791

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,314	90.2304	85.72	112,636	1945	1945	0	0	30	26.75	30.00
1 SINGLE FAM - 0% - 2023 Heated Area: 1242 HX Base Yr												
852034 US HWY 17, YULEE												
BLD DATE: 05/07/2014 MF												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				33,791			
TOTAL MARKET OB/XF VALUE				5,688			
TOTAL LAND VALUE - MARKET				124,450			
TOTAL MARKET VALUE				163,929			
SOH/AGL Deduction				0			
ASSESSED VALUE				163,929			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				163,929			
TOTAL JUST VALUE				163,929			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				213,165			