IN OR 2460/1288

WORKMAN THOMAS T & LUCINDA F
PO BOX 16581
FERNANDINA BEACH, FL 32035

2024

42-2N-27-0000-0074-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

85068 JOHNSON LN, 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	12,513
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	62,513
SOH/AGL Deduction	4,748
ASSESSED VALUE	57,765
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,765
TOTAL JUST VALUE	62,513
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001016	DEMOLITION	3,500	01/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2460/1288	5/10/2021	WD	Q	I	01	70,000
GRANTOR: FRANCES GRIEB LLC & W						
GRANTEE: WORKMAN THOMAS T &						
2435/1070	2/16/2021	PR	U	I	19	40,400
GRANTOR: TAYLOR MARCELLA A P/R						
GRANTEE: FRANCES GRIEB LLC &						

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
1	0810	CONCRETE A	0	0	12	14	168.00	SF	6.50	6.50	100	1985	1985	3	47	513	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,513

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	000102	C	SFR/MH	0	0002	RM	117.00	170.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/15/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS