IN OR 2110/105 (EX 86-4)
BEING PT OF PARCEL 1
RECIPRICAL ESMT PT 1010/302

AB HARTS ROAD LLC
474370 E SR 200
FERNANDINA BEACH, FL 32034

2024

42-2N-27-0000-0086-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

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	
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	27,070
TOTAL MARKET VALUE	27,070
SOH/AGL Deduction	0
ASSESSED VALUE	27,070
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,070
TOTAL JUST VALUE	27,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2241/0871	11/13/2018	QC	U	V	11	100
GRANTOR: ANDREWS KIMBER						
GRANTEE: BEAZERS PL LAND TRU						
2241/0869	11/13/2018	QC	U	V	11	100
GRANTOR: JOHNNY L DUDLEY LLC						
GRANTEE: BEAZERS PL LAND TRU						

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	001000	C	COMMERCIAL	0		CI	0.00	0.00	13,500.00	SF		1.00	1.00	1.00	2.00	2.00	27,000							
2	009602	C	RETENTION PO	0		CI			0.60	AC		1.00	1.00	1.00	100.00	100.00	60							
3	009400	C	RIGHTOFWAY	0		CI			0.10	AC		1.00	1.00	1.00	100.00	100.00	10							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.70 Total Land Value: 27,070 Market: 0 Agricultural: 0 Common: 27,070 PRINTED 08/06/2024 BY SYS