LOT 10
EX 15X15 FT ESMT IN NE CORNER
US 17 COMMERICAL PARK PB 6/259

MARFIELD LLC
2108 NICKERSON LANE
JACKSONVILLE, FL 32207

2024

42-2N-27-438U-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4081.00		

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

COMMERCIAL PARK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2024 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	156,240
TOTAL MARKET VALUE	156,240
SOH/AGL Deduction	0
ASSESSED VALUE	156,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,240
TOTAL JUST VALUE	156,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2640/1774	5/15/2023	SW	Q	I	05	1,050,000
GRANTOR: STVENSON COLLISION CE						
GRANTEE: MARFIELD LLC						
1191/0219	11/25/2003	WD	Q	V		150,000
GRANTOR: HOLLAND LAWRENCE J &						
GRANTEE: STEVENSON COLLISION						

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	44,640.00	SF		1.00	1.00	1.00	3.50	3.50	156,240							

REVIEW DATE 02/09/2022 BY KK Total Acres: 1.02 Total Land Value: 156,240 Market: 0 Agricultural: 0 Common: 156,240 PRINTED 08/06/2024 BY SYS