PT OF LOT 8 & PT OF LOT 7
IN OR 2544/1535
YULEE FARMS SUB 1 PB 2/37

AGRONOW DANIEL S & REBECCA L
729 OCEAN AVENUE
FERNANDINA BEACH, FL 32034

2024

42-2N-27-4500-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

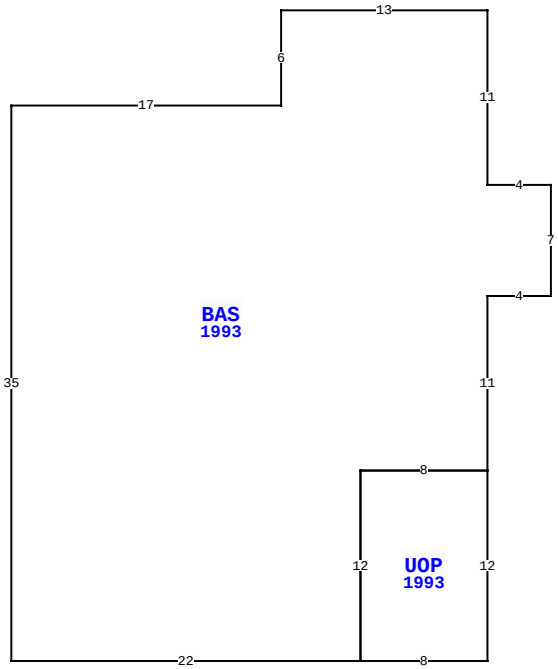
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	02	WALL BD/WD 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,060	100	1,060	89,522
UOP	96	20	19	1,605
TOTALS	1,156		1,079	91,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,079	100.1700	95.16	102,678	1945	2000	0	0	0	11.25	88.75

1 SINGLE FAM – 0% - 2023 Heated Area: 1060 HX Base Yr



85252 HARTS RD EAST, 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	91,127
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	141,127
SOH/AGL Deduction	15,210
ASSESSED VALUE	125,917
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,917
TOTAL JUST VALUE	141,127
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2544/1535	3/07/2022	WD	Q	I	01	150,000
GRANTOR: THRIFT PHIL & GEORGEN						
GRANTEE: AGRONOW DANIEL SCOT						
2321/1640	11/26/2019	WD	Q	I	01	95,000
GRANTOR: SPIVEY KATHIE A & JEN						
GRANTEE: THRIFT PHIL & GEORG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 S6 W17 S35 E22 UOP=[YR=1993] E8 N12 W8S12$ N12 E8 N11 E4 N7 W4 N11$.

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	000100	C	SFR	0		RM	100.00	195.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/06/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS