TRACT 12
IN OR 2297/481
YULEE SOUTH PB 5/224

**AACTION RECYCLING CORPORATION/**
971 BAKER AVENUE
JACKSONVILLE, FL 32209

**2024**

**42-2N-27-4607-0012-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 4001 | V IN W/XFOB | |
| 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 | 07/01/2021 | KK | LAND DATE | 07/01/2021 KK |
| INC DATE | | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 17,126 |
| TOTAL LAND VALUE - MARKET | 206,105 |
| TOTAL MARKET VALUE | 223,231 |
| SOH/AGL Deduction | 52,224 |
| ASSESSED VALUE | 171,007 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 171,007 |
| TOTAL JUST VALUE | 223,231 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 223,884 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0413516 | CARPORT | 2,109 | 08/01/2004 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2297/0481 | 8/13/2019 | SW | Q | I | 05 | 605,000 |
| GRANTOR: MANNING MARK V & CARL | | | | | | |
| GRANTEE: AACTION RECYCLING C | | | | | | |
| 1761/1018 | 10/25/2011 | WD | U | I | 11 | 125,000 |
| GRANTOR: SYNOVUS BANK | | | | | | |
| GRANTEE: MANNING MARK V & CA | | | | | | |

### 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 | 0430 | CL FNC 6B | 0 | 0 | 0 | 0 | 1,465.00 | LF | 9.70 | 9.70 | 15 | 2003 | 2003 | 3 | 46 | 6,537 | |
| 2 | 0464 | FNC GT 10' | 0 | 0 | 0 | 0 | 2.00 | UT | 437.50 | 437.50 | 100 | 2003 | 2003 | 3 | 61 | 534 | |
| 3 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 375.00 | 375.00 | 100 | 2003 | 2003 | 3 | 61 | 229 | |
| 4 | 0465 | FNC GT 15' | 0 | 0 | 0 | 0 | 2.00 | UT | 562.50 | 562.50 | 100 | 2003 | 2003 | 3 | 61 | 686 | |
| 5 | 0971 | ST LGHT OV | 0 | 0 | 0 | 0 | 3.00 | UT | 1,555.00 | 1,555.00 | 100 | 2003 | 2003 | 3 | 61 | 2,846 | |
| 6 | 1242 | WD DECK A | 0 | 0 | 7 | 4 | 28.00 | SF | 5.90 | 5.90 | 100 | 2012 | 2012 | 3 | 55 | 91 | |
| 7 | 1242 | WD DECK A | 0 | 0 | 7 | 4 | 28.00 | SF | 5.90 | 5.90 | 100 | 2012 | 2012 | 3 | 55 | 91 | |
| 8 | 0730 | LOAD RAMP | 0 | 0 | 25 | 14 | 350.00 | LF | 8.10 | 8.10 | 100 | 2012 | 2012 | 3 | 98 | 2,778 | |
| 9 | 0730 | LOAD RAMP | 0 | 0 | 30 | 14 | 420.00 | LF | 8.10 | 8.10 | 100 | 2012 | 2012 | 3 | 98 | 3,334 | |

### LAND DESCRIPTION

TOTAL OB/XF 17,126

| 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 | 004001 | C | V IND/XFOB | 0 | 0004 | CI | 0.00 | 0.00 | 43,560.00 | SF | | 1.00 | 1.00 | 1.00 | 1.75 | 1.75 | 76,230 | | | | | | | |
| 2 | 001000 | C | COMMERCIAL | 0 | 0004 | CI | 0.00 | 0.00 | 86,250.00 | SF | | 1.00 | 1.00 | 0.50 | 3.00 | 1.50 | 129,375 | | | | | | | |
| 3 | 009630 | C | SWAMP | 0 | | CI | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 500 | | | | | | | |

REVIEW DATE 07/01/2021 BY KK Total Acres: 1.00 Total Land Value: 206,105 Market: 0 Agricultural: 0 Common: 206,105 PRINTED 08/06/2024 BY SYS