BLOCK 5 LOT 7
YULEE WOODS #2 PB 5/83 & 84

PRUSINSKI EDWIN S
2895 BASS HAVEN LN
ST AUGUSTINE, FL 32092

2024

42-2N-27-4612-0005-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

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

85161 MADELINE RD, 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	13,508
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	93,508
SOH/AGL Deduction	0
ASSESSED VALUE	93,508
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,508
TOTAL JUST VALUE	93,508
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7849	MH MOVE-ON	12,000	06/22/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2558/0903	4/22/2022	WD	U	V	30	50,000
GRANTOR: PRUSINSKI ANITA CAROL						
GRANTEE: PRUSINSKI EDWIN S						
1983/1975	6/05/2015	FJ	U	I	11	0
GRANTOR: ROMAN WALTER D ESTATE						
GRANTEE: ROMAN WILLARD DARDE						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
3	0940	SHEDS/PORT	0	0	25	15	375.00	SF	20.10	20.10	100	1970	1970	3	20	1,508	

LAND DESCRIPTION

TOTAL OB/XF 13,508

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS