BLOCK 5 LOT 10 R621636
IN OR 746 PG 1468
INCL E37.5' OF LOT 7 & E37.5'

JREE INVESTMENTS LLC
C/O JACKIE PARLAND, 96032 RIVER MARSH BEND
FERNANDINA BEACH, FL 32034

2024

42-2N-27-4613-0005-0100

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

85031 DUANE 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	12,000
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	92,000
SOH/AGL Deduction	0
ASSESSED VALUE	92,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,000
TOTAL JUST VALUE	92,000
NCON VALUE	12,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,348

MISC WD STRGS = NV
1860 HTD/ 449 FGR/ 201 FOP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-15328	REPL SFR	343,419	11/30/2023
23001013	DEMOLITION	0	02/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2605/0497	11/29/2022	TX	U	I	11	63,100
GRANTOR: TAX COLLECTOR						
GRANTEE: JREE INVESTMENTS LL						
0746/1468	12/19/1995	WD	Q	I		33,500
GRANTOR: SHEFFIELD WILLIAM F &						
GRANTEE: LOVE JIMMIE JO						

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	0936	SEPTC TANK	1	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	1974		100	6,000	
2	0937	WELL	1	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	1974		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000102	C	SFR/MH	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 06/17/2024 BY KW Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS