PT OR 1416/403 BEING IN SEC 43-3
EX ESMT PT OR 700/912

DAVIS PEGGY T MARITAL TRUST/DAVIS PEGGY T TRUSTEE
96260 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2024

43-3N-27-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

CRANDALL RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	1,660
SOH/AGL Deduction	0
ASSESSED VALUE	1,660
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,660
TOTAL JUST VALUE	80,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/990	9/15/2022	TD	U	I	11	100
GRANTOR: DAVIS JOHN LIVING TRU						
GRANTEE: DAVIS PEGGY T MARIT						
1416/0403	5/31/2006	WD	Q	V		400,000
GRANTOR: CHAPLIN MARIE LOUISE						
GRANTEE: DAVIS JOHN E & PEGG						

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	415.00	415.00	1,660							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	80,000							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 4.00 Total Land Value: 1,660 Market: 80,000 Agricultural: 1,660 Common: 0 PRINTED 08/06/2024 BY SYS