PT JOHN LOWE GRANTS
SEC'S 42 & 43-3N-28E IN
OR 682/1668

TRUMAN KIRK & LEOLA
P O BOX 6036
FERNANDINA BEACH, FL 32035-6036

2024

43-3N-28-0000-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

96817 CHESTER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
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	56,160
TOTAL MARKET VALUE	68,160
SOH/AGL Deduction	7,665
ASSESSED VALUE	60,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,495
TOTAL JUST VALUE	68,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0682/1668	6/15/1993	GD	Q	V		12,500
GRANTOR: HIGGINBOTHAM DAVID						
GRANTEE: TRUMAN KIRK & LEOLA						
0307/0557	1/01/1980	WD	Q	V		400
GRANTOR:						
GRANTEE:						

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	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	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	0008	RSF-1	0.00	0.00	1.17	AC		1.00	1.00	0.60	80,000.00	48,000.00	56,160							

REVIEW DATE 10/20/2021 BY KWX Total Acres: 1.17 Total Land Value: 56,160 Market: 0 Agricultural: 0 Common: 56,160 PRINTED 08/06/2024 BY SYS