

PT E WATERMAN MILL GRANT
 SEC 44-2N-27E IN OR 2235/90
 (EX PT IN OR 1205/1158 & PT IN

WILLIAMS ADAM JUSTIN
 309 N 17TH ST
 FERNANDINA BEACH, FL 32034

2024

44-2N-27-0000-0001-0200



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 28,000 TOTAL MARKET VALUE 28,000 SOH/AGL Deduction 0 ASSESSED VALUE 28,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 28,000 TOTAL JUST VALUE 28,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 28,000											
DOR CODE		0000 VACANT																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE Q V RSN SALE INST U I / I / CD PRICE 2675/1009 10/24/2023 SW U V 37 5,000 GRANTOR: FIRST COAST INC GRANTEE: WILLIAMS ADAM JUSTI 2446/1337 3/26/2021 SW U V 37 3,700 GRANTOR: STRATTON HARRY O GRANTEE: FIRST COAST INC											
MAP NUM		MKT AREA 04																		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
NEIGHBORHOOD/LOC		4053.00																		BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
					TOTALS EXTRA FEATURES CRANDALL RD, YULEE																										
L N	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															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000115	C	SFR ACRES	0		OR	0.00	0.00	0.35	AC		1.00	1.00	1.00	80,000.00	80,000.00	28,000														
TOTALS TOTAL OB/XF 0																															
REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.35 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 08/06/2024 BY SYS																															