PT SAMUEL HARRISON GRANT
SEC 44-2N-28E IN OR 1490/439 &
OR 1490/442

JORDAN STEVEN T & SARA A
96009 SUNFISH LANE
YULEE, FL 32097

2024

44-2N-28-0000-0022-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4006.00		

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

ARBOR LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	71,250
TOTAL MARKET VALUE	71,250
SOH/AGL Deduction	29,524
ASSESSED VALUE	41,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,726
TOTAL JUST VALUE	71,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
985080	ADDITION	33,600	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1490/0442	4/04/2007	QC	U	V	06	100
GRANTOR: CREWS JESSIE CARLTON						
GRANTEE: JORDAN STEVEN T & S						
1490/0439	4/04/2007	QC	U	V	06	100
GRANTOR: JOHNSON VICTOR E & CL						
GRANTEE: JORDAN STEVEN T & S						

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	000000	C	VAC RES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	0.95	75,000.00	71,250.00	71,250							

REVIEW DATE 05/30/2023 BY MLU Total Acres: 1.00 Total Land Value: 71,250 Market: 0 Agricultural: 0 Common: 71,250 PRINTED 08/06/2024 BY SYS