IN OR 1242/1905
ESMT OR 1781/942
ESMT OR 1781/943

THOMPSON WILLIE & HEIRS
96185 MT ZION LOOP
YULEE, FL 32097

2024

44-3N-26-0000-0005-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 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	96,000
TOTAL MARKET VALUE	2,040
SOH/AGL Deduction	0
ASSESSED VALUE	2,040
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,040
TOTAL JUST VALUE	96,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1242/1905	7/02/2004	QC	U	V	19	25,000

GRANTOR: COOPER JIMMY C & SHIR
GRANTEE: THOMPSON WILLIE & H

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	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	96,000							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 6.00 Total Land Value: 2,040 Market: 96,000 Agricultural: 2,040 Common: 0 PRINTED 08/06/2024 BY SYS