IN OR 1339/1402

THRIFT ALAN/THRIFT STEVE
85069 BILL HURLBERT ROAD
YULEE, FL 32097

2024

44-3N-26-0000-0005-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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	05/18/2023 MLU
XF DATE		LAND DATE	
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	80,160
TOTAL MARKET VALUE	80,160
SOH/AGL Deduction	15,610
ASSESSED VALUE	64,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,550
TOTAL JUST VALUE	80,160
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/1402	8/05/2005	WD	Q	V		45,000

GRANTOR: BROWN FREDERICK H

GRANTEE: THRIFT ALAN & STEVE

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	000115	C	SFR ACRES	0		OR	0.00	0.00	5.01	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,160							

REVIEW DATE 05/18/2023 BY MLU Total Acres: 5.01 Total Land Value: 80,160 Market: 0 Agricultural: 0 Common: 80,160 PRINTED 08/06/2024 BY SYS