60 FT FOR ROAD PURPOSES
PT OF SEC 36-2N-27 & 36-2N-28
IN OR 366 PG 746

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2024

45-2N-28-525A-00RW-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4003.00		

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

940356 OLD NASSAUVILLE RD 940356, FERNANDINA BEACH

BLD DATE		LGL DATE	
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		1,200
TOTAL MARKET VALUE		1,200
SOH/AGL Deduction		0
ASSESSED VALUE		1,200
TOTAL EXEMPTION VALUE	03	1,200
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
996327	CHNGE SRVC	200	10/01/1999
991672	REPAIR/RRF	2,000	04/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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	009400	C	RIGHTOFWAY	0			0.00	0.00	12.00	AC		1.00	1.00	1.00	100.00	100.00	1,200							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 12.00 Total Land Value: 1,200 Market: 0 Agricultural: 0 Common: 1,200 PRINTED 08/06/2024 BY SYS