LOT 5
IN OR 2561/743
(EX R/W OR 384/431)

BURBANK WILLIAM H IV/WILKERSON LAURA BURBANK
97218 BLUFF VIEW CIR
YULEE, FL 32097

2024

46-3N-28-5105-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4020.00		

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

MONTEREY ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/06/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,059
TOTAL LAND VALUE - MARKET	342,400
TOTAL MARKET VALUE	345,459
SOH/AGL Deduction	0
ASSESSED VALUE	345,459
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	345,459
TOTAL JUST VALUE	345,459
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/0743	5/06/2022	WD	U	I	11	100
GRANTOR: BURBANK WILLIAM H III						
GRANTEE: BURBANK WILLIAM H I						
2398/0490	9/29/2020	TD	U	I	11	100
GRANTOR: BURBANK WILLIAM H III						
GRANTEE: BURBANK WILLIAM H I						

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
1	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2000	2000	3	20	1,728	
2	0810	CONCRETE A	0	0	16	16	256.00	SF	6.50	6.50	100	2001	2001	3	80	1,331	

LAND DESCRIPTION

TOTAL OB/XF 3,059

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	000716	C	MISC RES MAR	0		RSF-	1160.00	307.00	160.00	FF	5	1.07	1.00	1.07	2,000.00	2,140.00	342,400							

REVIEW DATE 07/07/2020 BY KWA Total Acres: 0.00 Total Land Value: 342,400 Market: 0 Agricultural: 0 Common: 342,400 PRINTED 08/06/2024 BY SYS