PT SEC 50-3N-27E
IN OR 2094/1115

**AZOR PATRICK G & PATRICIA J**
86485 PAGES DAIRY RD
YULEE, FL 32097

**2024**

**50-3N-27-0000-0001-0050**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

US HWY 17, YULEE

| | | | |
|---|---|---|---|
| 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 | 625,100 |
| TOTAL MARKET VALUE | 625,100 |
| SOH/AGL Deduction | 422,576 |
| ASSESSED VALUE | 202,524 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 202,524 |
| TOTAL JUST VALUE | 625,100 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 625,100 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2094/1115 | 1/13/2017 | WD | Q | V | 01 | 125,000 |
| GRANTOR: MORGAN RIVER PARTNERS | | | | | | |
| GRANTEE: AZOR PATRICK G & PA | | | | | | |
| 0494/0393 | 7/01/1986 | WD | Q | V | | 75,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### 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 | 7.80 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 624,000 | | | | | | | |
| 2 | 009630 | C | SWAMP | 0 | | OR | | | 2.20 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 1,100 | | | | | | | |

REVIEW DATE 02/08/2024 BY KBA Total Acres: 10.00 Total Land Value: 625,100 Market: 0 Agricultural: 0 Common: 625,100 PRINTED 08/06/2024 BY SYS