LOT 68 EX PART &
ALL LOTS 69 THRU 71 & 94-96 &
N1/2 OF LOT 97

COMMUNITY FIRST CREDIT UNION OF FLORIDA #18
PO BOX 40178
JACKSONVILLE, FL 32203-0178

2024

50-3N-27-4720-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

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

KOEN LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2023 DCA
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	334,480
TOTAL MARKET VALUE	334,480
SOH/AGL Deduction	0
ASSESSED VALUE	334,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	334,480
TOTAL JUST VALUE	334,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU0185	XFOB	2,500	09/01/2000
7563	DEMOLITION	0	10/02/1991
6857	CHNGE SRVC	0	07/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1010/1917	10/04/2001	WD	Q	I		250,000
GRANTOR: KOEN JOHN L JR & VELM						
GRANTEE: 8 FLAGS FEDERAL CRE						
0717/0467	11/01/1994	QC	U	I	07	100
GRANTOR: KOEN LILLIAN G						
GRANTEE: KOEN & HERRIN						

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	001000	C	COMMERCIAL	0	0004	OR	0.00	0.00	55,760.00	SF		1.00	1.00	1.00	3.00	3.00	167,280							
2	000000	C	VAC RES	0		OR	0.00	0.00	3.04	AC		1.00	1.00	1.00	55,000.00	55,000.00	167,200							

REVIEW DATE 04/10/2019 BY KK Total Acres: 3.04 Total Land Value: 334,480 Market: 0 Agricultural: 0 Common: 334,480 PRINTED 08/06/2024 BY SYS