PT OF LOTS 101 & 102
IN OR 2622/1369
NORTH YULEE PB 2/26

BRUCE PALMER LLC
1864 SURF SIDE DRIVE
FERNANDINA BEACH, FL 32034

2024

50-3N-27-4720-0101-0010

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

GOODBREAD RD, 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	130,774
TOTAL MARKET VALUE	130,774
SOH/AGL Deduction	0
ASSESSED VALUE	130,774
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,774
TOTAL JUST VALUE	130,774
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/1369	3/01/2023	TD	Q	V	01	150,000
GRANTOR: DAVIS TERI TRUSTEE BE						
GRANTEE: BRUCE PALMER LLC						
1155/0917	7/22/2003	WD	U	V	07	100
GRANTOR: MCKENDREE BERNICE						
GRANTEE: MCKENDREE BERNICE T						

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		CI	0.00	0.00	51,284.00	SF		1.00	1.00	0.85	3.00	2.55	130,774							

REVIEW DATE 06/03/2024 BY KWX Total Acres: 0.00 Total Land Value: 130,774 Market: 0 Agricultural: 0 Common: 130,774 PRINTED 08/06/2024 BY SYS