PT OF LOT 106
IN OR 2605/1870
NORTH YULEE PB 2/26

THORNTON PAUL G/COOK MONICA
31 SOUTH 11TH STREET
FERNANDINA BEACH, FL 32034

2024

50-3N-27-4720-0106-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

86101 PAGES DAIRY 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	12,000
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	92,000
SOH/AGL Deduction	0
ASSESSED VALUE	92,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,000
TOTAL JUST VALUE	92,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1631898	NEW CONSTR	0	09/30/2016
B1632442	DEMOLITION	0	06/30/2016
MH023804	MH MOVE-ON	0	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/1870	11/30/2022	WD	Q	V	02	115,000
GRANTOR: SMITH STEVEN RYAN						
GRANTEE: THORNTON PAUL G & M						
2592/1304	9/19/2022	WD	Q	I	01	70,000
GRANTOR: CRAVENER CHRISTINA J						
GRANTEE: SMITH STEVEN RYAN						

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2022	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2022	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000102	C	SFR/MH	0		OR	150.00	290.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 11/17/2022 BY NW Total Acres: 1.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS