PT WM G CHRISTOPHER GRANT
SEC 50-3N-28E OR 2549/321
(EX PT IN OR 2614/494)

HAGINS CHRISTOPHER R & DARLA R
97070 MARSH END LN
YULEE, FL 32097

2024

50-3N-28-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Floo	03	CONC FINSH 70
Interior Floo	01	NONE 30
Frame	05	STEEL 100
Quality	03	Quality Level 03

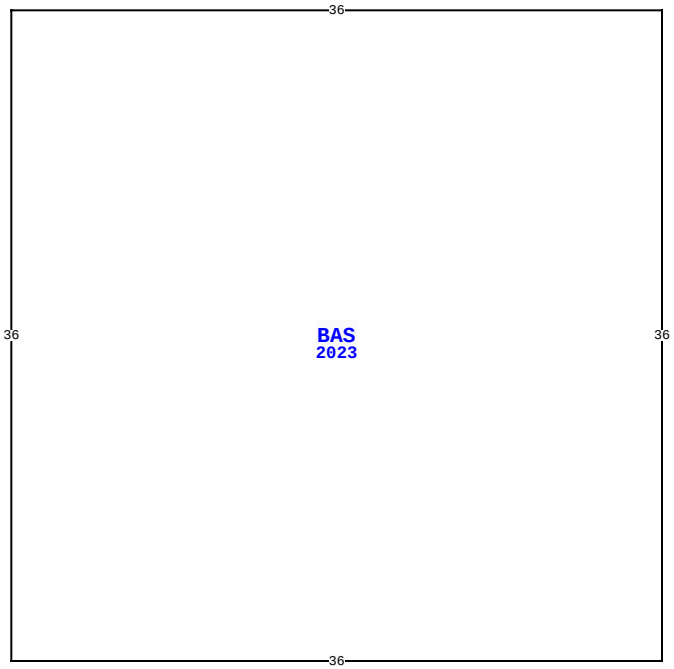
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	22,928
TOTALS	1,296		1,296	22,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,296	51.0640	17.87	23,160	2022	2022	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2023 Heated Area: 1296 HX Base Yr



97070 MARSH END LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	22,928
TOTAL MARKET OB/XF VALUE	7,797
TOTAL LAND VALUE - MARKET	685,000
TOTAL MARKET VALUE	715,725
SOH/AGL Deduction	0
ASSESSED VALUE	715,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	715,725
TOTAL JUST VALUE	715,725
NCON VALUE	22,928
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	692,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002286	PRIVATE PROVIDER	428,302	02/27/2024
SP230015073	POOL	76,250	11/22/2023
23002937	NEW CONSTR	428,302	03/06/2023
22008522	GARAGE	38,077	06/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2560/1595	5/04/2022	FJ	U	V	11	100
GRANTOR: BEDELL RONALD EDMUND						
GRANTEE: LANIER ANDREA & RHO						
2549/0321	3/23/2022	SW	Q	V	01	350,000
GRANTOR: BEDELL FRANK C III						
GRANTEE: HAGINS CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=110,10] W36 S36 E36 N36 $
.

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	0473	VF 3 RAIL	0	0	0	0	634.00	LF	7.50	7.50	100	2023	2022		100	4,755	
2	0810	CONCRETE A	0	0	0	0	468.00	SF	6.50	6.50	100	2023	2022		100	3,042	

LAND DESCRIPTION

TOTAL OB/XF 7,797

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		RSF-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	80,000.00	80,000.00	680,000							
2	009530	C	POND	0		RSF-1			2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000							

REVIEW DATE 06/20/2023 BY MLU Total Acres: 10.50 Total Land Value: 685,000 Market: 0 Agricultural: 0 Common: 685,000 PRINTED 08/06/2024 BY SYS