PT SEC 50-3N-28E
IN OR 2607/268

WELLINGTON ADDIE GRACE
96451 BLACKROCK RD
YULEE, FL 32097

2024

50-3N-28-0000-0039-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

FREEMAN RD, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,480
TOTAL MARKET VALUE	60,480
SOH/AGL Deduction	5,594
ASSESSED VALUE	54,886
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,886
TOTAL JUST VALUE	60,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/0268	12/07/2022	WD	U	V	11	100

GRANTOR: WARD ADDIE GRACE N/K/

GRANTEE: WELLINGTON ADDIE GR

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		RSF-1	0.00	0.00	0.84	AC		1.00	1.00	0.90	80,000.00	72,000.00	60,480							

REVIEW DATE 06/20/2023 BY MLU Total Acres: 0.84 Total Land Value: 60,480 Market: 0 Agricultural: 0 Common: 60,480 PRINTED 08/06/2024 BY SYS