PT OR 2376/513
EX 30-3 & 30-4 & 30-10
(EX R/W IN OR 150/465)

NASSAU MANAGEMENT LLC
542190 US HWY 1
CALLAHAN, FL 32011

2024

51-3N-27-0000-0030-0010

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	527,075
TOTAL MARKET VALUE	527,075
SOH/AGL Deduction	420,595
ASSESSED VALUE	106,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,480
TOTAL JUST VALUE	527,075
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,800

ALSO SEE ADJCNT PARCELS: 0030-0030 + 0000-0031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6851	CHNGE SRVC	0	07/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2376/0513	7/15/2020	TD	Q	V	05	135,000
GRANTOR: MCKENDREE BERNICE N T						
GRANTEE: NASSAU MANAGEMENT L						
1023/1450	12/07/2001	WD	U	I	06	100
GRANTOR: MCKENDREE BERNICE N						
GRANTEE: MCKENDREE BERNICE N						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/17/2024 TD
INC DATE		AG DATE	

HICKOX LN, YULEE

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			210,830.00	SF		1.00	1.00	1.00	2.50	2.50	527,075							

REVIEW DATE 06/14/2022 BY HSA Total Acres: 4.84 Total Land Value: 527,075 Market: 0 Agricultural: 0 Common: 527,075 PRINTED 08/06/2024 BY SYS