IN OR 1667/1200
(EX R/W IN OR 82 PG 119)

LEE ANGELA S
P O BOX 1718
YULEE, FL 32041

2024

51-3N-27-0000-0049-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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

OFF FELMORE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
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	358,400
TOTAL MARKET VALUE	2,340
SOH/AGL Deduction	0
ASSESSED VALUE	2,340
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,340
TOTAL JUST VALUE	358,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	352,000

ALSO SEE ADJCNT AG PRCL: -0052-0000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1667/1200	3/15/2010	QC	U	V	11	100

GRANTOR: STALLINGS DAN E

GRANTEE: STALLINGS DAN E L/E

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	006000	A	PAST1/HAY	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850							
2	005300	A	CROPLAND 3	0		OR	0.00	0.00	1.40	AC		1.00	1.00	1.00	350.00	350.00	490							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	6.40	AC		1.00	1.00	0.70	80,000.00	56,000.00	358,400							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 6.40 Total Land Value: 2,340 Market: 358,400 Agricultural: 2,340 Common: 0 PRINTED 08/06/2024 BY SYS