PT LOT 6
IN OR 2699/1862
(EX PB 7/32)

SEMANIK LAND INVESTMENTS LLC
2120 CORPORATE SQUARE BLVD STE
JACKSONVILLE, FL 32216

**2024**

**51-3N-27-4760-0006-0010**

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 99,400 |
| TOTAL MARKET VALUE | 99,400 |
| SOH/AGL Deduction | 82,892 |
| ASSESSED VALUE | 16,508 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 16,508 |
| TOTAL JUST VALUE | 99,400 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 99,400 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2699/1862 | 3/12/2024 | WD | U | V | 37 | 182,500 |
| GRANTOR: MILLER CHARLES D & CH | | | | | | |
| GRANTEE: SEMANIK LAND INVEST | | | | | | |
| 1895/1843 | 12/20/2013 | WD | Q | V | 02 | 15,000 |
| GRANTOR: MCKENDREE JOY C | | | | | | |
| GRANTEE: MILLER CHARLES D & | | | | | | |

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

CREEKSIDE DR, 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 | 000115 | C | SFR ACRES | 0 | | RSF-2 | 0.00 | 0.00 | 1.24 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 99,200 | | | | | | | |
| 2 | 009630 | C | SWAMP | 0 | | RSF-2 | 0.00 | 0.00 | 0.40 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 200 | | | | | | | |

REVIEW DATE 06/20/2023 BY MLU Total Acres: 1.64 Total Land Value: 99,400 Market: 0 Agricultural: 0 Common: 99,400 PRINTED 08/06/2024 BY SYS