PT GOVT LOT 2 OF SEC 56-3N-28E
IN OR 2527/932 BEING PARCEL 3
(EX PT OR 316/122,OR316/132,

ERICKSEN TODD S
1919 SUNRISE DR
FERNANDINA BEACH, FL 32034

2024

56-3N-28-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
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

97060 KENNEL CLUB RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	1,104
TOTAL MARKET VALUE	1,104
SOH/AGL Deduction	0
ASSESSED VALUE	1,104
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,104
TOTAL JUST VALUE	1,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/0932	1/05/2022	WD	Q	V	05	115,000
GRANTOR: EMERSON GARY L ET AL						
GRANTEE: ERICKSEN TODD S						
1907/1311	2/07/2014	QC	U	V	11	100
GRANTOR: COOK CHANCE & BRIDGET						
GRANTEE: EMERSON GARY L & JA						

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	009620	C	MARSH	0		RSF-1	0.00	0.00	11.04	AC		1.00	1.00	1.00	100.00	100.00	1,104							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 11.04 Total Land Value: 1,104 Market: 0 Agricultural: 0 Common: 1,104 PRINTED 08/06/2024 BY SYS