PT OF N1/2 OF SE1/4 OF NW1/4
IN OR 2459/1325
OR 1518/1788 CASE#02-2746

VASQUEZ MICHAEL ALEXANDER
3004 TOWERMILL LANE
ORANGE PARK, FL 32073

2025

02-2N-26-0000-0004-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

76001 BILLS TRL, YULEE

BLD DATE	06/09/2011 KK	LGL DATE	
XF DATE		LAND DATE	05/13/2025 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	80,496
TOTAL MARKET VALUE	80,496
SOH/AGL Deduction	7,843
ASSESSED VALUE	72,653
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,653
TOTAL JUST VALUE	80,496
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 686	MH MOVE-ON	2,000	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/1325	5/04/2021	WD	Q	I	01	93,000
GRANTOR: CUTINHA ROY & GERALDI						
GRANTEE: VASQUEZ MICHAEL ALE						
2242/0393	12/03/2018	FJ	U	I	11	100
GRANTOR: LUTHER CYNTHIA F						
GRANTEE: CUTINHA ROY & GERAL						

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	000100	C	RES	0	0005	OR	0.00	0.00	6.88	AC		1.00	1.00	0.60	19,500.00	11,700.00	80,496							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 6.88 Total Land Value: 80,496 Market: 0 Agricultural: 0 Common: 80,496 PRINTED 07/30/2025 BY SYS