PT OF NE1/4 OF NW1/4
IN OR 742 PG 914

NELSON CHARLES GILBERT & SUSAN/
75346 EDWARDS ROAD
YULEE, FL 32097

2025

03-2N-24-0000-0004-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

ELLIOTT RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,574
TOTAL LAND VALUE - MARKET	98,085
TOTAL MARKET VALUE	100,659
SOH/AGL Deduction	34,242
ASSESSED VALUE	66,417
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,417
TOTAL JUST VALUE	100,659
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/1558	2/24/2023	LE	U	V	11	100
GRANTOR: NELSON CHARLES GILBER						
GRANTEE: FAIRCLOTH CARRIE						
2621/1556	2/24/2023	QC	U	V	11	100
GRANTOR: NELSON CHARLES GILBER						
GRANTEE: NELSON GILBERT & SU						

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
1	0681	POLE SHED	0	0	30	13	390.00	SF	15.00	15.00	100	2007	2007	3	44	2,574	

LAND DESCRIPTION

TOTAL OB/XF 2,574

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		OR	0.00	0.00	5.03	AC		1.00	1.00	1.00	19,500.00	19,500.00	98,085							

REVIEW DATE 05/21/2021 BY TWA Total Acres: 5.03 Total Land Value: 98,085 Market: 0 Agricultural: 0 Common: 98,085 PRINTED 07/30/2025 BY SYS