PT SEC 4-2N-26E
IN OR 2576/1044

AMELIA LAWN & LANDSCAPING SERVICES LLC
PO BOX 121
YULEE, FL 32041

2025

04-2N-26-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/26/2024 DC
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	323,150
TOTAL MARKET VALUE	323,150
SOH/AGL Deduction	104,079
ASSESSED VALUE	219,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,071
TOTAL JUST VALUE	323,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/1044	7/08/2022	WD	Q	V	01	265,000
GRANTOR: FINGAR ROBERT E						
GRANTEE: AMELIA LAWN & LANDS						
2576/1042	7/08/2022	WD	U	V	11	100
GRANTOR: HAGAN HEATHER						
GRANTEE: FINGAR ROBERT 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	000100	C	RES	0		OR	0.00	0.00	7.07	AC		1.00	1.00	1.00	45,000.00	45,000.00	318,150							
2	009605	C	WETLANDS	0		OR			5.00	AC		1.00	1.00	1.00	1,000.00	1,000.00	5,000							

REVIEW DATE 05/30/2023 BY MLU Total Acres: 12.07 Total Land Value: 323,150 Market: 0 Agricultural: 0 Common: 323,150 PRINTED 07/30/2025 BY SYS