PT SEC 8-2N-27E
IN OR 2286/795 BEING PARCEL 2

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

08-2N-27-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

76441 WILLIAM BURGESS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/29/2019 MF
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		137,600
TOTAL MARKET VALUE		137,600
SOH/AGL Deduction		0
ASSESSED VALUE		137,600
TOTAL EXEMPTION VALUE	03	137,600
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		137,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015686	NEW CONSTR-RESTRO	190,844	11/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2286/0795	6/24/2019	SW	U	V	18	100
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: NASSAU COUNTY						
2246/0039	12/27/2018	SW	Q	V	05	1,485,200
GRANTOR: COOK FAMILY HAVERSTIC						
GRANTEE: PATRIOT RIDGE LLP						

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	008600	C	COUNTY	0		PUD	0.00	0.00	4.30	AC		1.00	1.00	1.00	32,000.00	32,000.00	137,600							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 4.30 Total Land Value: 137,600 Market: 0 Agricultural: 0 Common: 137,600 PRINTED 07/30/2025 BY SYS