PT OF SEC 12-2N-26E
PT OR 2660/204
(EX OR 2252/1191 &

PLUNKETT DONALD L EST ET AL/HICKS GLENN E (12.5%)
C/O PLUNKETT COMM PROP INC, 6065 LAKE FORREST DR NW
ATLANTA, GA 30328

2025

12-2N-26-0000-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	4001.00		

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

JOHNSON LAKE DR, 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	6,460
TOTAL MARKET VALUE	6,460
SOH/AGL Deduction	0
ASSESSED VALUE	6,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,460
TOTAL JUST VALUE	6,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2660/204	8/07/2023	QC	U	V	11	100
GRANTOR: PLUNKETT JOAN H						
GRANTEE: PLUNKETT DONALD L T						
0422/0559	6/01/1984	MS	U	V		82,000
GRANTOR:						
GRANTEE:						

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	001000	C	COMMERCIAL	0	0003	RG-1	0.00	0.00	0.32	AC		1.00	1.00	1.00	20,000.00	20,000.00	6,460							

REVIEW DATE 07/10/2020 BY KBA Total Acres: 0.32 Total Land Value: 6,460 Market: 0 Agricultural: 0 Common: 6,460 PRINTED 07/30/2025 BY SYS