PT GOVT LOT 6 OF SEC 12-3N-25E
IN OR 2382/1136 & PT OF
F P SANCHEZ GRANT IN

MASON GEORGE & SYDELL
153024 CR 108
YULEE, FL 32097

2025

12-3N-25-0000-0001-0010

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

152985 CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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	96,600
TOTAL MARKET VALUE	96,600
SOH/AGL Deduction	47,099
ASSESSED VALUE	49,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,501
TOTAL JUST VALUE	96,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/1136	7/15/2020	QC	U	V	11	4,600
GRANTOR: ZEPEDA JACQUELINE						
GRANTEE: MASON GEORGE & SYDE						
2281/0778	6/12/2019	TX	U	V	11	4,100
GRANTOR: TAX COLLECTOR						
GRANTEE: ZEPEDA JACQUELINE						

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	0004	OR	0.00	0.00	3.22	AC		1.00	1.00	1.00	30,000.00	30,000.00	96,600							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 3.22 Total Land Value: 96,600 Market: 0 Agricultural: 0 Common: 96,600 PRINTED 07/30/2025 BY SYS