LOTS 822-825 (EX PT IN DOT R/W),LOTS 826-910,915-921, 926-1000 & ABND ST'S & ALLEYS

JONES PATRICIA PICKETT/JONES CHARLES E ET AL
96723 CHESTER RD
YULEE, FL 32097

2025

14-1N-24-2180-0822-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

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

US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	03/05/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	359,165
TOTAL MARKET VALUE	9,660
SOH/AGL Deduction	0
ASSESSED VALUE	9,660
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,660
TOTAL JUST VALUE	359,165
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1837/1791	1/14/2013	WD	U	V	30	100
GRANTOR: PICKETT LORRAINE B TR						
GRANTEE: JONES PATRICIA PICK						
1807/0085	8/13/2012	WD	Q	V	01	115,000
GRANTOR: HURAIRA FAROUK						
GRANTEE: JONES PATRICIA PICK						

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	24.77	AC		1.00	1.00	1.00	390.00	390.00	9,660							
2	009910	M	MARKET VALUE	0			0.00	0.00	24.77	AC		1.00	1.00	1.00	14,500.00	14,500.00	359,165							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 24.77 Total Land Value: 9,660 Market: 359,165 Agricultural: 9,660 Common: 0 PRINTED 07/30/2025 BY SYS