PT OF NE1/4
IN OR 1946/1811

KWAPNIOSKI-NADEAU LUCY ANNE
97008 MORGANS WAY
YULEE, FL 32097

2025

14-4N-23-0000-0005-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	22,500
SOH/AGL Deduction	8,005
ASSESSED VALUE	14,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,495
TOTAL JUST VALUE	22,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1946/1811	11/12/2014	QC	U	V	11	100
GRANTOR: MCINTOSH GLENDA						
GRANTEE: KWAPNIOSKI-NADEAU L						
1484/1855	3/13/2007	QC	Q	V	06	100
GRANTOR: KWAPNIOSKI LUCY A						
GRANTEE: MCINTOSH GLENDA						

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	1.00	AC		1.00	1.00	0.50	45,000.00	22,500.00	22,500							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 07/30/2025 BY SYS