ALL UNSURVEYED PT MARSH LAND
PT OR 770 PG 1760

BIRD EMERGENCY AID & KARE SANCTUARY INC
12084 HOUSTON AVE
JACKSONVILLE, FL 32226

2025

22-2N-27-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
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

FAYE RD, 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		30,000
TOTAL MARKET VALUE		30,000
SOH/AGL Deduction		19,019
ASSESSED VALUE		10,981
TOTAL EXEMPTION VALUE	10	10,981
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		30,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		30,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0770/1760	9/13/1996	QC	Q	V	06	100
GRANTOR: CSX TRANSPORTATION IN						
GRANTEE: BIRD EMERGENCY AID						
0709/0818	7/19/1994	DE	U	V	10	100
GRANTOR: CAREY THEODORE G & JO						
GRANTEE: CSX TRANSPORTATION						

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	009620	C	MARSH	0	0006	OR	0.00	0.00	297.96	AC		1.00	1.00	1.00	100.00	100.00	29,796							
2	009100	C	UTILITY	0		OR	0.00	0.00	2.04	AC		1.00	1.00	1.00	100.00	100.00	204							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 300.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 07/30/2025 BY SYS