LOT 94
DEEP CREEK PLANTATION PB 7/239

DUGGAN VONDA K
85755 BLACK TERN DR
YULEE, FL 32097

2025

23-1N-23-034D-0094-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9006.00		

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

15445 BULLOCK BLUFF RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	83,480
TOTAL MARKET VALUE	83,480
SOH/AGL Deduction	11,127
ASSESSED VALUE	72,353
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,353
TOTAL JUST VALUE	83,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2641/359	5/12/2023	WD	Q	V	01	80,000
GRANTOR: CHIC SHACK JODANA INC						
GRANTEE: DUGGAN VONDA K						
2601/1947	10/31/2022	QC	U	V	11	100
GRANTOR: ALAIN DANIEL & JOSEE						
GRANTEE: CHIC SHACK JODANA I						

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	0006	OR	0.00	0.00	1.91	AC		1.00	1.00	1.00	23,000.00	23,000.00	43,930							
2	009605	C	WETLANDS	0	0006	OR	0.00	0.00	5.65	AC		1.00	1.00	1.00	7,000.00	7,000.00	39,550							

REVIEW DATE 05/01/2025 BY MLU Total Acres: 7.56 Total Land Value: 83,480 Market: 0 Agricultural: 0 Common: 83,480 PRINTED 07/30/2025 BY SYS