PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 2729/1748

ALOHOMORA LLC
4440 MERRIMAC AVE
JACKSONVILLE, FL 32210

2025

24-2N-28-0000-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

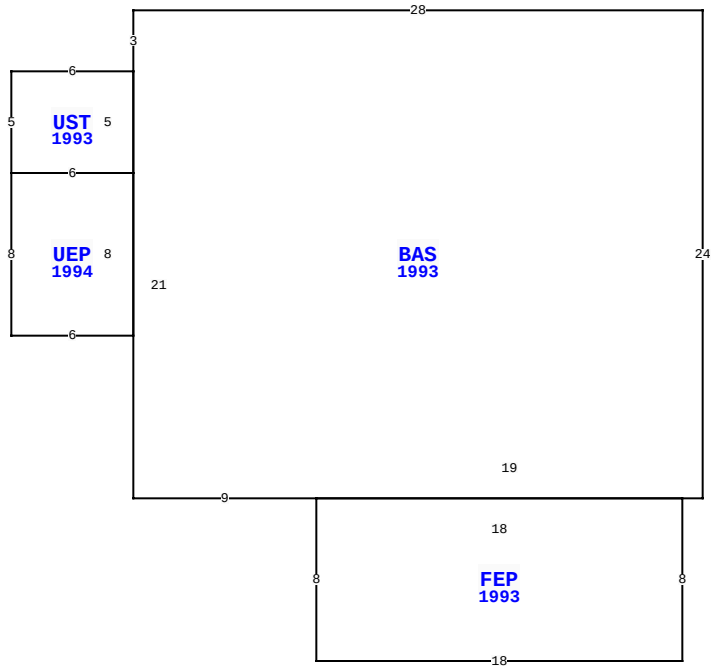
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	04	SINGLE SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	48,716
FEP	144	80	1993	115	8,336
UEP	48	60	1994	29	2,103
UST	30	45	1993	14	1,015
TOTALS	894			830	60,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	830	98.2300	98.23	81,531	1974	1974	0	0	0	26.20	73.80

1 SINGLE FAM – 0% - 2025 Heated Area: 672 HX Base Yr



96055 NORTH PRINCE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	60,170
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	17,850
TOTAL MARKET VALUE	78,020
SOH/AGL Deduction	0
ASSESSED VALUE	78,020
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,020
TOTAL JUST VALUE	78,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2729/1748	7/25/2024	QC	U	I	11	100
GRANTOR: SFR FG LLC						
GRANTEE: ALOHOMORA LLC						
2654/1095	7/17/2023	WD	U	I	37	35,000
GRANTOR: CALHOUN JOHN R						
GRANTEE: SFR FG LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S3 UST=[YR=1993] W6 S5 UEP=[YR=1994] S8 E6 N8 W6 $E6 N5 $ S21 E9 FEP=[YR=1993] S8 E18 N8 W18 $ E19 N24 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0005	RM	60.00	100.00	0.14	AC		1.00	1.00	1.50	85,000.00	127,500.00	17,850							

REVIEW DATE 12/11/2019 BY KWA Total Acres: 0.14 Total Land Value: 17,850 Market: 0 Agricultural: 0 Common: 17,850 PRINTED 07/30/2025 BY SYS