PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 1876/157 & ESMT IN
OR 293/435

SAMMS MERRICK S III/SAMMS JULIA THEOLA ET AL
4018 KELLY ST
JACKSONVILLE, FL 32207

2025

24-2N-28-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4025.00		

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

SR 200, 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	127,500
SOH/AGL Deduction	39,654
ASSESSED VALUE	87,846
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,846
TOTAL JUST VALUE	127,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1876/0157	8/02/2013	QC	U	V	11	100
GRANTOR: SAMMS JULIA CAINE						
GRANTEE: SAMMS MERRICK S III						
0286/0541	2/14/1979	SW	U	V	24	1,300
GRANTOR: PRINCE GIDEON ALFRED						
GRANTEE: SAMMS MERRICK S JR						

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	000116	C	RES MARSH	0		RM	0.00	0.00	1.50	AC		1.00	1.00	1.00	85,000.00	85,000.00	127,500							

REVIEW DATE 04/29/2025 BY MLU Total Acres: 1.50 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS