PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 1876/159 (EX UTIL ESMT
IN OR 1457/934 & ESMT IN

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

2025

24-2N-28-0000-0014-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9400	RIGHTS-OF-WAY	
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	2,975
TOTAL MARKET VALUE	2,975
SOH/AGL Deduction	778
ASSESSED VALUE	2,197
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,197
TOTAL JUST VALUE	2,975
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2630/0349	3/31/2023	QC	U	V	11	100
GRANTOR: SAMMS JULIUS						
GRANTEE: SAMMA MERRICK S III						
1876/0159	8/02/2013	QC	U	V	11	100
GRANTOR: SAMMS JULIA CAINE						
GRANTEE: SAMMS MERRICK S III						

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	000090	C	UNBUILDABLE	0		RM	0.00	0.00	0.14	AC		1.00	1.00	0.25	85,000.00	21,250.00	2,975							

REVIEW DATE 04/29/2025 BY MLU Total Acres: 0.14 Total Land Value: 2,975 Market: 0 Agricultural: 0 Common: 2,975 PRINTED 07/30/2025 BY SYS