LOT I & LANDS LYING N THEREOF
IN OR 2172/1057
IN OR 1525/868 & OR 1602/1091

CORIGLIANO BRYAN & ALLISON
96045 WINDSOR DR
YULEE, FL 32097

2025

24-2N-28-0000-0024-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

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

A1A, YULEE

BLD DATE		LGL DATE	04/25/2025 DC
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	105,840
TOTAL MARKET VALUE	105,840
SOH/AGL Deduction	59,704
ASSESSED VALUE	46,136
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,136
TOTAL JUST VALUE	105,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2172/1057	1/23/2018	WD	Q	V	05	80,000
GRANTOR: KIMBLE QUEEN MABLE						
GRANTEE: CORIGLIANO BRYAN &						
1602/1091	9/26/2008	MS	Q	V	01	100
GRANTOR: JOHNSON LUBERTHA TRUS						
GRANTEE: KIMBLE QUEEN MABEL						

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	001000	C	COMMERCIAL	0		CN	0.00	0.00	7,840.00	SF		1.00	1.00	1.00	13.50	13.50	105,840							

REVIEW DATE 04/25/2025 BY MLU Total Acres: 0.18 Total Land Value: 105,840 Market: 0 Agricultural: 0 Common: 105,840 PRINTED 07/30/2025 BY SYS