LOT 12
IN OR 2295/1504
G A PRINCE SURVEY

ROBERTS GARY
622 SOUTH 9TH ST
FERNANDINA BEACH, FL 32034

2025

24-2N-28-4940-0012-0000

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

96020 ZION CT, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	16,575
TOTAL MARKET VALUE	16,575
SOH/AGL Deduction	3,764
ASSESSED VALUE	12,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,811
TOTAL JUST VALUE	16,575
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 0269	REPAIR/RRF	3,600	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2295/1504	8/06/2019	QC	U	V	11	100
GRANTOR: BENJAMIN CYNTHIA L						
GRANTEE: ROBERTS GARY						
1607/1107	2/25/2009	QC	U	I	11	100
GRANTOR: WILLIAMS JERELINE						
GRANTEE: BENJAMIN CYNTHIA L						

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	RM	50.00	113.00	0.13	AC		1.00	1.00	1.50	85,000.00	127,500.00	16,575							

REVIEW DATE 04/29/2025 BY MLU Total Acres: 0.13 Total Land Value: 16,575 Market: 0 Agricultural: 0 Common: 16,575 PRINTED 07/30/2025 BY SYS