PT OF E1/2 PAR 2-8
IN OR 359 PG 225
ESMT IN OR 412/534

HAMMONS TOMMY FRANK
405 GARDEN LN
ATLANTIC BEACH, FL 32233

2025

25-2N-28-0000-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

CESSNA DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 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	8,500
TOTAL MARKET VALUE	8,500
SOH/AGL Deduction	0
ASSESSED VALUE	8,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,500
TOTAL JUST VALUE	8,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2230/0811	9/24/2018	QC	U	V	11	100
GRANTOR: MONTGOMERY LARRY W &						
GRANTEE: HAMMONS TOMMY FRANK						
0359/0225	5/01/1982	WD	Q	V		22,400
GRANTOR:						
GRANTEE:						

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		OR	0.00	0.00	0.10	AC		1.00	1.00	1.00	85,000.00	85,000.00	8,500							

REVIEW DATE 04/11/2025 BY MLU Total Acres: 0.10 Total Land Value: 8,500 Market: 0 Agricultural: 0 Common: 8,500 PRINTED 07/30/2025 BY SYS