

WHEATER JEFFREY CHARLES & LEATHA JONES
96067 BLACKROCK ROAD
YULEE, FL 32097

25-2N-28-0200-0001-0000

[illegible]

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YULEE, FL 32097

25-2N-28-0200-0001-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10007NONE 10008CONC FINSH 10009NONE 10010NONE 10011WOOD FRAME 100121. 100130 10014NONE 100150 10016WOOD FRAME 100171. 100180 10019NONE 100

TOTALS982100201898210,095

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND65000198255.566020.5620,1901990199000050.0050.00

Heated Area: 982HX Base YrBAS 2018

TOTAL OB/XF0

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE301,622TOTAL MARKET OB/XF VALUE4,621TOTAL LAND VALUE - MARKET94,350TOTAL MARKET VALUE400,593SOH/AGL Deduction0ASSESSED VALUE400,593TOTAL EXEMPTION VALUE13400,593BASE TAXABLE VALUE0TOTAL JUST VALUE400,593NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE380,138

SUBAREA MARKET VALUE10,095

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE2217/14498/09/2018WD Q I 01245,000GRANTOR: NETTLES LARRY E & JERGRANTEE: WHEATER JEFFREY CHA1605/07212/12/2009QC U I 19100GRANTOR: NETTLES COLIN E & LOIGRANTEE: NETTLES LARRY E ETABUILDING NOTESBUILDING DIMENSIONS

BAS=[YR=2018] W26 S7 W6 S25 E32 N32 \$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDTOT ADJTOT ADJ UNIT PRICELAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSSUBAREAMARKET VALUEREVIEW DATE04/23/2024BYNWA

Total Acres: 1.11Total Land Value: 94,350Market: 0Agricultural: 0Common: 94,350PRINTED 07/30/2025 BY SYS