PT LOT 18 & PT WILLIAM HOGANS
DONATION SEC 38-4N-24E IN
OR 1863/459

NASSAU COUNTY FLORIDA
96135 NASSAU PL STE 1
YULEE, FL 32097

2025

30-4N-24-2740-0018-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8601	COUNTY VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

US HWY 1, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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		117,300
TOTAL MARKET VALUE		117,300
SOH/AGL Deduction		68,211
ASSESSED VALUE		49,089
TOTAL EXEMPTION VALUE	03	49,089
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		117,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1863/0459	10/12/2012	QC	U	V	18	100
GRANTOR: STATE OF FLORIDA D O						
GRANTEE: NASSAU COUNTY FLORI						
0450/0390	11/27/1984	PR	Q	V	03	100
GRANTOR: FUQUA CLEVELAND COLE						
GRANTEE: STATE OF FLORIDA D						

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	008600	C	COUNTY	0		OR	0.00	0.00	0.20	AC		1.00	1.00	1.00	45,000.00	45,000.00	9,000							
2	008600	C	COUNTY	0		OR	0.00	0.00	3.61	AC		1.00	1.00	1.00	30,000.00	30,000.00	108,300							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 3.81 Total Land Value: 117,300 Market: 0 Agricultural: 0 Common: 117,300 PRINTED 07/30/2025 BY SYS