

STACK JOHN P/BEACH-STACK BARBARA R
PO BOX 877
FERNANDINA BEACH, FL 32034

32-4N-26-0000-0002-0080

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
DOR CODE		5600		TIMBERLAND 70-79																													
MAP NUM						MKT AREA				05																							
NEIGHBORHOOD/LOC		5001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS																																	
EXTRA FEATURES										67135 GREG DYAL CT, YULEE										BLD DATE				LGL DATE		05/13/2025		MLU					
																				XF DATE				LAND DATE									
																				INC DATE				AG DATE									
L N	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													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	390.00	390.00	3,120																
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	156,000																
REVIEW DATE		05/13/2025		BY	MLU	Total Acres: 8.00		Total Land Value: 3,120		Market: 156,000		Agricultural: 3,120		Common: 0		PRINTED 07/30/2025 BY SYS																	