IN OR 399/338
ESMT OR 1710/698

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2025

35-2N-24-0000-0001-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		13,871
TOTAL LAND VALUE - MARKET		84,150
TOTAL MARKET VALUE		98,021
SOH/AGL Deduction		34,627
ASSESSED VALUE		63,394
TOTAL EXEMPTION VALUE	03	63,394
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		98,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003594	CARPORT	16,236	04/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0399/0338	9/13/1983	WD	U	V	18	100

GRANTOR: NASSAU COUNTY SCHOOL

GRANTEE: NASSAU COUNTY

BALLPARK RD, CALLAHAN

BLD DATE		LGL DATE	05/21/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
1	0812	CONCRETE C	0	0	0	0	3,575.00	SF	4.00	4.00	100	2019	2019	3	97	13,871	

LAND DESCRIPTION

TOTAL OB/XF 13,871

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		GPU	0.00	0.00	1.87	AC		1.00	1.00	1.00	45,000.00	45,000.00	84,150							

REVIEW DATE 10/22/2020 BY TW Total Acres: 1.87 Total Land Value: 84,150 Market: 0 Agricultural: 0 Common: 84,150 PRINTED 07/30/2025 BY SYS