PT SEC 38-2N-27E
JOHN D VAUGHAN GRANT
IN OR 1771/144

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
1109 SOUTH MARION AVENUE
LAKE CITY, FL 32025-5874

2025

38-2N-27-0000-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8700	STATE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

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

SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 DC
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		172
TOTAL MARKET VALUE		172
SOH/AGL Deduction		0
ASSESSED VALUE		172
TOTAL EXEMPTION VALUE	05	172
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1771/0144	12/30/2011	WD	U	V	11	100

GRANTOR: THE RIVER OF PRAISE W
GRANTEE: STATE OF FLORIDA DE

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	009602	C	RETENTION PO	0		PUD	0.00	0.00	1.72	AC		1.00	1.00	1.00	100.00	100.00	172							

REVIEW DATE 04/28/2025 BY DC Total Acres: 1.72 Total Land Value: 172 Market: 0 Agricultural: 0 Common: 172 PRINTED 07/30/2025 BY SYS