



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																							
																		VALUATION BY					STANDARD																		
																		Tax Group: 4					Tax Dist:																		
																		BUILDING MARKET VALUE					0																		
																		TOTAL MARKET OB/XF VALUE					0																		
																		TOTAL LAND VALUE - MARKET					0																		
																		TOTAL MARKET VALUE					0																		
																		SOH/AGL Deduction					0																		
																		ASSESSED VALUE					0																		
																		TOTAL EXEMPTION VALUE					0																		
																		BASE TAXABLE VALUE					0																		
																		TOTAL JUST VALUE					0																		
																		NCON VALUE					0																		
																		INCOME VALUE					0																		
																		PREVIOUS YEAR MKT VALUE					0																		
DOR CODE						N. NOTE RECORD																																			
MAP NUM						MKT AREA										04																									
NEIGHBORHOOD/LOC						4053.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
TOTALS						BIGLEAF LN, YULEE																																			
EXTRA FEATURES																																									
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																									
																	BLD DATE																								
																	XF DATE																								
																	LGL DATE																								
																	LAND DATE																								
																	INC DATE																								
																	AG DATE																								
																	SALES DATA																								
																	OFF RECORD Number					DATE					TYPE INST					Q / V / RSN CD					SALE PRICE				
																	0739/0333					9/14/1995					WD Q V					21,500									
																	GRANTOR: HARVELL ROSCOE & SAND																								
																	GRANTEE: KITCHENS GLENN & RU																								
																	0703/0925					4/29/1994					WD Q V					18,500									
																	GRANTOR: SHEFFIELD J HOWARD ET																								
																	GRANTEE: HARVELL ROSCOE & SA																								
																	BUILDING NOTES																								
																	BUILDING DIMENSIONS																								
																	LAND DESCRIPTION																								
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																	
																	TOTAL OB/XF										0														
REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS																																									