

PT GOVT LOT 1 SEC 38-3N-28E
 IN OR 1591/953 LYING S OF
 OR 2732/524 & OR 1639/1817

OLIVER MARIA
 PO BOX 748
 YULEE, FL 32041-0748

2025

38-3N-28-0000-0002-0000



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	PAGE 1 of 1				
DOR CODE			0000 VACANT																
MAP NUM			MKT AREA													04			
NEIGHBORHOOD/LOC			4031.00																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														
TOTALS																			

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		18,700
TOTAL MARKET VALUE		18,700
SOH/AGL Deduction		9,424
ASSESSED VALUE		9,276
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		9,276
TOTAL JUST VALUE		18,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1591/0953	10/31/2008	WD	U	V	07	100
GRANTOR: MARSH DENNIS LEE ETAL						
GRANTEE: OLIVER MARIA						
1508/0386	6/26/2007	PR	Q	V	01	100
GRANTOR: OLIVER MARIA P/R						
GRANTEE: OLIVER MARIA						

EXTRA FEATURES															BLD DATE		LGL 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	INC DATE	LAND DATE	AG DATE	
YAHTZEE RD, YULEE																			04/11/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RMH	0.00	0.00	0.22	AC		1.00	1.00	1.00	85,000.00	85,000.00	18,700							