PT WILLIAM BERRIE GRANT
IN OR 2164/1614
SEC 40-2N-28E

ONEIL COMMUNITY CEMETERY
96044 BAKER DR
YULEE, FL 32097

2025

40-2N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7600	MORTUARY/CEMETERY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4012.00		

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

OFF CALHOUN RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/05/2023 MLU
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		100,200
TOTAL MARKET VALUE		100,200
SOH/AGL Deduction		72,465
ASSESSED VALUE		27,735
TOTAL EXEMPTION VALUE	15	27,735
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		100,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2164/1614	12/15/2017	SW	U	V	37	7,500
GRANTOR: PDJ LLC						
GRANTEE: ONEIL COMMUNITY CEM						
2142/1096	8/14/2017	QC	U	V	11	100
GRANTOR: PD LLC						
GRANTEE: PDJ LLC						

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	007610	C	CEMETERY	0		OR	0.00	0.00	1.67	AC		1.00	1.00	0.40	150,000.00	60,000.00	100,200							

REVIEW DATE 06/05/2023 BY MLU Total Acres: 1.67 Total Land Value: 100,200 Market: 0 Agricultural: 0 Common: 100,200 PRINTED 07/30/2025 BY SYS