PT E WATERMAN MILL GRANT
IN OR 2196/1820
SEC 41-3N-26E IN OR 44/218

LANDRUM JAMES
879 DIANE DRIVE
FERNANDINA BEACH, FL 32034

2025

41-3N-26-0000-0002-0020

BUILDING CHARACTERISTICS

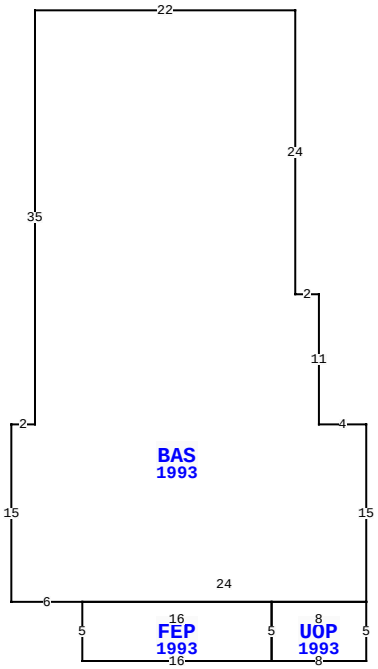
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1993	1,242	33,620
FEP	80	80	1993	64	1,733
UOP	40	20	1993	8	217
TOTALS	1,362			1,314	35,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,314	90.2304	90.23	118,562	1945	1945	0	0	30	27.00	30.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1242 HX Base Yr



852034 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2014 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	35,569
TOTAL MARKET OB/XF VALUE	5,680
TOTAL LAND VALUE - MARKET	124,450
TOTAL MARKET VALUE	165,699
SOH/AGL Deduction	0
ASSESSED VALUE	165,699
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,699
TOTAL JUST VALUE	165,699
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2196/1820	5/17/2018	QC	U	I	11	100
GRANTOR: PARKER A FRED JR						
GRANTEE: PARKER A FRED JR L/						
2196/1818	5/17/2018	QC	U	V	11	100
GRANTOR: MOODY BEATRICE P EST						
GRANTEE: PARKER A FRED JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N11 W2 N24 W22 S35 W2 S15 E6 FEP=[YR=1993] S5 E16 UOP=[YR=1993] E8 N5 W8 S5 $ N5 W16 $ E24 N15 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1945	1945	3	20	700	
2	0510	GARAGE WD-	0	0	18	18	324.00	SF	35.00	35.00	100	1937	1937	3	20	2,268	
3	0940	SHEDS/PORT	0	0	10	28	280.00	SF	30.00	30.00	100	1968	1968	3	20	1,680	
4	0681	POLE SHED	0	0	10	28	280.00	SF	15.00	15.00	100	1973	1973	3	20	840	
5	0751	UOP	0	0	10	8	80.00	SF	10.00	10.00	100	1997	1997	3	24	192	

LAND DESCRIPTION

TOTAL OB/XF 5,680

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	000100	C	RES	0	0004	OR	0.00	0.00	6.65	AC		1.00	1.00	1.00	18,000.00	18,000.00	119,700							
2	009530	C	POND	0		OR	0.00	0.00	1.90	AC		1.00	1.00	1.00	2,500.00	2,500.00	4,750							

REVIEW DATE 05/21/2024 BY TWX Total Acres: 8.55 Total Land Value: 124,450 Market: 0 Agricultural: 0 Common: 124,450 PRINTED 07/30/2025 BY SYS