PT NATHANIEL WILDER GRANT
SEC 41-4N-26E IN OR 694/926
(EX ESMT OR 1818/1685)

STATE OF FLORIDA DOT
1109 SOUTH MARION AVE, MAIL STATION 2020
LAKE CITY, FL 32025-5874

2025

41-4N-26-0000-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

US HWY 17, YULEE

BLD DATE		LGL DATE	04/24/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,450
TOTAL MARKET VALUE		45,450
SOH/AGL Deduction		34,340
ASSESSED VALUE		11,110
TOTAL EXEMPTION VALUE	07	11,110
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		45,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		10,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0694/0926	12/15/1993	QC	U	V		100

GRANTOR: CSX TRANSPORTATION IN
GRANTEE: FLA DEPT OF TRANSPO

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	008700	C	STATE	0		OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,450							

REVIEW DATE 04/24/2025 BY MLU Total Acres: 1.01 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 07/30/2025 BY SYS