PT OF LOTS 6 & 5
IN OR 2264/346
WM DAVIS ESTATE DBK 245/475

JOHNSON FREDDIE
86053 ALLIANCE PL
YULEE, FL 32097

**2025**

**42-2N-27-4320-0006-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| 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 | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

ALLIANCE PL, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2025 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 | 51,000 |
| TOTAL MARKET VALUE | 51,000 |
| SOH/AGL Deduction | 14,925 |
| ASSESSED VALUE | 36,075 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 36,075 |
| TOTAL JUST VALUE | 51,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 48,000 |

SEE ADJCNT PARCELS - SAME OWNERSHIP

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2264/0346 | 3/27/2019 | QC | U | V | 11 | 100 |
| GRANTOR: WHITE ROGER | | | | | | |
| GRANTEE: JOHNSON FREDDIE | | | | | | |
| 0705/0672 | 5/24/1994 | PR | U | I | 18 | 100 |
| GRANTOR: WHITE ROGER & HERRING | | | | | | |
| GRANTEE: WHITE ROGER | | | | | | |

## 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 | 000100 | C | RES | 0 | 0008 | OR | 0.00 | 0.00 | 0.80 | AC | | 1.00 | 1.00 | 0.75 | 85,000.00 | 63,750.00 | 51,000 | | | | | | | |

REVIEW DATE 05/08/2025 BY MLU Total Acres: 0.80 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/30/2025 BY SYS