

BLOCK 15
IN OR 750/260
E J JOHNSON ADD TO YULEE UNR

MORGAN RUSSELL JR
PO BOX 570
KINGSLAND, GA 31548

2025

42-2N-27-4340-0015-0000
VALUATION SUMMARY

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 4				
DOR CODE			1000 VACANT COMMERCIAL																
MAP NUM																04			
NEIGHBORHOOD/LOC			4051.00																
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		60,984
TOTAL MARKET VALUE		60,984
SOH/AGL Deduction		37,650
ASSESSED VALUE		23,334
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		23,334
TOTAL JUST VALUE		60,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		38,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0750/0260	1/31/1996	WD Q	V			5,000
GRANTOR: COCHRAN MARK D & ALVI						
GRANTEE: MORGAN RUSSELL JR						
0479/0202	1/01/1986	WD Q	V			1,600
GRANTOR:						
GRANTEE:						

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
HARTS RD, YULEE																	03/18/2025 DC		

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001000	C	COMMERCIAL	0		CG	0.00	0.00	15,246.00	SF		1.00	1.00	1.00	4.00	4.00	60,984							