TRACT 14
IN OR 786 PG 1543
YULEE SOUTH PB 5/224

PETERS SHELIA
3052 HAVENGATE DR
GREEN COVE SPRINGS, FL 32043

2025

42-2N-27-4607-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

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	
XF DATE		LAND DATE	03/18/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	334,510
TOTAL MARKET VALUE	334,510
SOH/AGL Deduction	232,125
ASSESSED VALUE	102,385
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,385
TOTAL JUST VALUE	334,510
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z01407	OTHER	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0786/1543	3/10/1997	WD	Q	V		30,000
GRANTOR: BLACKMON HARRY L &						
GRANTEE: PETERS SHELIA						
0561/0063	1/13/1989	WD	Q	V	06	150,000
GRANTOR: BLACKMON HARRY L						
GRANTEE: SHEFFIELD J HOWARD						

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	001000	C	COMMERCIAL	0	0004	CI	0.00	0.00	208,650.00	SF		1.00	0.40	0.40	4.00	1.60	333,840							
2	009400	C	RIGHT-OF-WAY	0		CI	0.00	0.00	0.67	AC		1.00	1.00	1.00	1,000.00	1,000.00	670							

REVIEW DATE 03/18/2025 BY MLU Total Acres: 0.67 Total Land Value: 334,510 Market: 0 Agricultural: 0 Common: 334,510 PRINTED 07/30/2025 BY SYS