PT LOTS 12 & 24 W OF R/W
IN OR 2732/316 EX 24-19
THIGPEN SURVEY DB 39/356

WATKINS ANDREW & MICHELLE
96632 CHESTER ROAD
YULEE, FL 32097

2025

42-3N-28-5080-0012-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 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	45,465
TOTAL MARKET VALUE	45,465
SOH/AGL Deduction	0
ASSESSED VALUE	45,465
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,465
TOTAL JUST VALUE	45,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH03342	MH MOVE-ON	0	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2732/316	8/16/2024	WD	U	V	37	20,000
GRANTOR: SANCHEZ ARTHUR M						
GRANTEE: WATKINS ANDREW & MI						
2244/0755	12/19/2018	WD	Q	V	02	18,000
GRANTOR: S & P CAPITAL CORPORA						
GRANTEE: SANCHEZ ARTHUR M						

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		OR	0.00	0.00	1.65	AC		1.00	1.00	0.30	85,000.00	25,500.00	42,075							
2	009605	C	WETLANDS	0		OR	0.00	0.00	3.39	AC		1.00	1.00	1.00	1,000.00	1,000.00	3,390							

REVIEW DATE 04/11/2025 BY MLU Total Acres: 5.04 Total Land Value: 45,465 Market: 0 Agricultural: 0 Common: 45,465 PRINTED 07/30/2025 BY SYS