

TRACT D (EX CNSVIN ESMT IN
OR 1906/1817)
OAKS AT BRISTOL PBK 8/4

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32047

2025

43-3N-28-1510-000D-0000



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	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100 TOTAL MARKET VALUE 100 SOH/AGL Deduction 0 ASSESSED VALUE 100 TOTAL EXEMPTION VALUE 03 100 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 100																							
																				PERMIT NUM DESCRIPTION AMT ISSUED																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1864/1572</td> <td>6/25/2013</td> <td>MS</td> <td>U</td> <td>V</td> <td>11</td> <td>0</td> </tr> </tbody> </table> GRANTOR: SOUTHEASTERN BANK GRANTEE: NASSAU COUNTY 1864/1574 5/26/2013 SW U V 11 1,096,500 GRANTOR: SOUTHEASTERN BANK GRANTEE: OAKS AT BRISTOL NAS										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1864/1572	6/25/2013	MS	U	V	11	0
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1864/1572	6/25/2013	MS	U	V	11	0																																					
TOTALS EXTRA FEATURES OFF BRISTOL AV, YULEE										BLD DATE XF DATE INC DATE		LGL DATE LAND DATE AG 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																											
																	BUILDING NOTES																										
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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	009400	C	RIGHT-OF-WAY	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100																										
REVIEW DATE 01/06/2023 BY HSA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																																											