PT OF HEIRS OF E WATERMAN
GRANT SEC 44-2N-27E IN
OR 2261/224 (EX R/W IN

BROUSSARD MICHAEL L PA
463049 SR 200
YULEE, FL 32097

2025

44-2N-27-0000-0010-0000

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

462974 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 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	120,000
TOTAL MARKET VALUE	120,000
SOH/AGL Deduction	66,328
ASSESSED VALUE	53,672
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,672
TOTAL JUST VALUE	120,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011289	DEMO WOODEN HOME	0	10/04/2024
MH002998	MH MOVE-ON	0	02/01/2000
B9906000	REMODEL	5,298	04/01/1999
7884	REMODEL	2,675	03/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2261/0224	3/13/2019	TX	U	I	11	20,100
GRANTOR: TAX COLLECTOR						
GRANTEE: BROUSSARD MICHAEL L						
0010/0206	11/04/1959	WD	Q	I		500
GRANTOR: POWELL F C (WIDOWER)						
GRANTEE: GILYARD ISIAAH						

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	0004	RM	195.00	110.00	2.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	120,000							

REVIEW DATE 06/09/2025 BY KWX Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS