PT OF HEIRS OF E WATERMAN
GRANT SEC 44-2N-27E
IN OR 2199/1978

THIEL JOHN B
PO BOX 402093
MIAMI BEACH, FL 33140

2025

44-2N-27-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

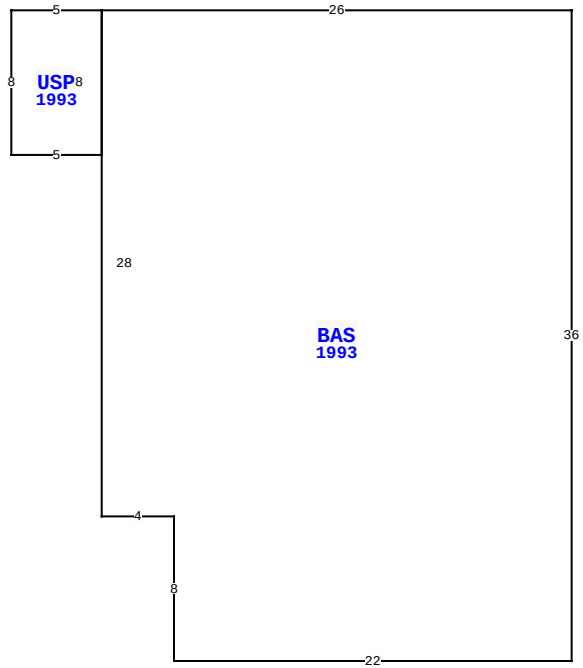
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	904	100	1993	904	45,633
USP	40	30	1993	12	606
TOTALS	944			916	46,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	916	82.0800	82.08	75,185	1962	1962	0	0	0	38.50	61.50

1 SINGLE FAM – 0% - 0 Heated Area: 904 HX Base Yr



462980 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	46,239
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	94,239
SOH/AGL Deduction	24,748
ASSESSED VALUE	69,491
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,491
TOTAL JUST VALUE	94,239
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2199/1978	5/25/2018	WD	Q	I	01	22,000
GRANTOR: LSG HOMES LLC						
GRANTEE: THIEL JOHN B						
1852/0374	4/22/2013	QC	U	I	11	100
GRANTOR: GOSSETT SEAN						
GRANTEE: LSG HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 USP=[YR=1993] W5 S8 E5 N8$ S28 E4 S8 E22 N36$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0		RM	65.00	95.00	1.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	48,000							

REVIEW DATE 06/09/2025 BY KW Total Acres: 0.00 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 07/30/2025 BY SYS