IN OR 543 PG 875
EX R/W IN OR 860/1085

THOMPSON WILLIE & EVA
96185 MT ZION LOOP
YULEE, FL 32097

2025

44-3N-26-0000-0005-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	181,350
TOTAL MARKET VALUE	4,329
SOH/AGL Deduction	0
ASSESSED VALUE	4,329
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,329
TOTAL JUST VALUE	181,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0543/0875	5/20/1988	WD	Q	V		35,000
GRANTOR: HANKS DON F						
GRANTEE: THOMPSON WILLIE						
0371/0644	10/01/1982	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

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	006000	A	PASTURE - HA	0		OR	0.00	0.00	11.70	AC		1.00	1.00	1.00	370.00	370.00	4,329							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.70	AC		1.00	1.00	1.00	15,500.00	15,500.00	181,350							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 11.70 Total Land Value: 4,329 Market: 181,350 Agricultural: 4,329 Common: 0 PRINTED 07/30/2025 BY SYS