PT E1/2 JOHN UPTERGROVE GRANT
SEC 45-2N-27E IN OR 949/1447

DISTRICT BOARD OF TRUSTEES OF FLA COMMUNITY COLLEG
501 WEST STATE STREET
JACKSONVILLE, FL 32202-4086

2025

45-2N-27-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
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

WILLIAM BURGESS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		243,423
TOTAL MARKET VALUE		243,423
SOH/AGL Deduction		0
ASSESSED VALUE		243,423
TOTAL EXEMPTION VALUE	01	243,423
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		243,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0949/1447	9/18/2000	WD	Q	V		138,100

GRANTOR: SALLETTE ANN & ERNEST

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	008400	C	COLLEGE	0		OR	0.00	0.00	15.48	AC		1.00	1.00	0.37	42,500.00	15,725.00	243,423							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 15.48 Total Land Value: 243,423 Market: 0 Agricultural: 0 Common: 243,423 PRINTED 07/30/2025 BY SYS