LOT 1
PT OR 1318/761
DAVID B MITCHELL SUB UNR

MAYS JASON EDWARD
79090 PLUMMERS CREEK DR
YULEE, FL 32097

2025

45-2N-28-5070-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,888
TOTAL LAND VALUE - MARKET	73,500
TOTAL MARKET VALUE	77,388
SOH/AGL Deduction	33,820
ASSESSED VALUE	43,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,568
TOTAL JUST VALUE	77,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/0761	5/19/2005	QC	Q	V	06	100
GRANTOR: LANIER ARTHUR L & GLA						
GRANTEE: MAYS JASON EDWARD						
0241/0069	6/01/1977	WD	U	V		46,500
GRANTOR:						
GRANTEE:						

95105 LANIER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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
1	0462	ST/AL FNC	0	0	120	0	480.00	SF	10.00	10.00	100	2017	2017	3	81	3,888	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 3,888

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		RSF-1	137.00	158.00	0.49	AC		1.00	1.00	1.50	100,000.00	150,000.00	73,500							

REVIEW DATE 03/14/2022 BY KWA Total Acres: 0.49 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 07/30/2025 BY SYS