PT MARGARET O'NEIL GRANT
SEC 45-3N-28E IN OR 2082/1754

SECRETARY OF HOUSING & URBAN DEVELOPMENT
C/O INFORMATION SYSTEMS, 2401 NW 23RD ST STE 1D
OKLAHOMA CITY, OK 73107

2025

45-3N-28-0000-0003-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

96054 OPAL AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,477
TOTAL LAND VALUE - MARKET	138,550
TOTAL MARKET VALUE	151,027
SOH/AGL Deduction	67,165
ASSESSED VALUE	83,862
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,862
TOTAL JUST VALUE	151,027
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310703	FOUNDATION	7,000	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2082/1754	11/07/2016	SW	U	I	11	100
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: SECRETARY OF HOUSIN						
1954/0706	12/29/2014	CT	U	I	18	100
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: WELLS FARGO BANK N						

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
1	0810	CONCRETE A	0	0	0	0	156.00	SF	6.50	6.50	100	1986	1986	3	47	477	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,477

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	0.00	0.00	1.63	AC		1.00	1.00	1.00	85,000.00	85,000.00	138,550							

REVIEW DATE 03/26/2020 BY KWA Total Acres: 1.63 Total Land Value: 138,550 Market: 0 Agricultural: 0 Common: 138,550 PRINTED 07/30/2025 BY SYS