PT OF SEC 45-3N-28E
IN OR 1397/134 (EX 3-14)

DAY MEG
PO BOX 1172
YULEE, FL 32041-1172

2025

45-3N-28-0000-0003-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

96144 OPAL AV, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	148,556
TOTAL MARKET VALUE	148,556
SOH/AGL Deduction	2,318
ASSESSED VALUE	146,238
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,238
TOTAL JUST VALUE	148,556
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,131

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	3/17/2006	CN	U	V	07	100
GRANTOR: HUGHES ADRIA A ET AL						
GRANTEE: DAY MEG						
9999/9999	10/25/2005	CN	Q	V		140,000
GRANTOR: HUGHES ADRIA A ET AL						
GRANTEE: DAY MEG						

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	000116	C	RES MARSH	0		RSF-1	0.00	0.00	1.10	AC		1.00	1.00	1.00	135,000.00	135,000.00	148,500							
2	009500	C	SUBMERGED	0		RSF-1	0.00	0.00	2.25	AC		1.00	1.00	1.00	25.00	25.00	56							

REVIEW DATE 04/20/2021 BY KWX Total Acres: 3.35 Total Land Value: 148,556 Market: 0 Agricultural: 0 Common: 148,556 PRINTED 07/30/2025 BY SYS