TRACT 7 BUNKER HILL SUB UNR
IN OR 2677/1236
EX R/W OR 994/194

MO 2023 STATE ROAD 200 TRUST/LINDSTEDT MICHAEL TRU
76020 WILLIAM BURGESS HWY STE
YULEE, FL 32097

2025

47-2N-25-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

SR 200, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	48,150
TOTAL MARKET VALUE	48,150
SOH/AGL Deduction	6,955
ASSESSED VALUE	41,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,195
TOTAL JUST VALUE	48,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2677/1236	11/03/2023	WD	Q	V	01	54,200
GRANTOR: LOGAN CAROL						
GRANTEE: MO 2023 STATE ROAD						
2393/1662	9/16/2020	LE	U	V	11	100
GRANTOR: BAYER A J JR						
GRANTEE: LOGAN CAROL & JUDY						

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	000100	C	RES	0		OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,150							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.07 Total Land Value: 48,150 Market: 0 Agricultural: 0 Common: 48,150 PRINTED 07/30/2025 BY SYS