PT SEC'S 50-3N-27E & 44-2N-27E
IN OR 2152/1121 BEING ROADWAY
PARCELS A & B

NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS
96135 NASSAU PL SUITE 1
YULEE, FL 32097

2025

50-3N-27-0000-0001-0360

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8601	COUNTY VACANT	
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

CURIOSITY AVE, 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		855
TOTAL MARKET VALUE		855
SOH/AGL Deduction		0
ASSESSED VALUE		855
TOTAL EXEMPTION VALUE	03	855
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		855

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2152/1121	10/12/2017	WD	U	V	11	100
GRANTOR: NASSAU COUNTY SCHOOL						
GRANTEE: NASSAU COUNTY BOARD						
2140/1868	7/19/2017	SW	U	V	18	100
GRANTOR: WILDLIGHT LLC						
GRANTEE: DISTRICT SCHOOL BOA						

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	009400	C	RIGHT-OF-WAY	0		PD -	E 0.00	0.00	8.55	AC		1.00	1.00	1.00	100.00	100.00	855							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 8.55 Total Land Value: 855 Market: 0 Agricultural: 0 Common: 855 PRINTED 07/30/2025 BY SYS