



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																		VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 40,000 TOTAL MARKET VALUE 1,050 SOH/AGL Deduction 0 ASSESSED VALUE 1,050 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,050 TOTAL JUST VALUE 40,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 40,000 ALSO OWNS ADJCNT PARCELS: -0002-0030									
DOR CODE 5500 TIMBERLAND 80-89						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						ESMT OFF CRANDALL RD, YULEE										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 10/21/2024 KBA 10/21/2024 KBA											
EXTRA FEATURES						L	OB/XF	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				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2794/143	6/11/2025	QC	U	I	11	100	
GRANTOR: DYAL LARRY SHERWOOD							
GRANTEE: DYAL LIVING TRUST							
2769/995	2/14/2025	PR	U	I	19	100	
GRANTOR: CROCKER DELINDA P/R O							
GRANTEE: DYAL LARRY SHERWOOD							

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	525.00	525.00	1,050							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	40,000							