OR 55/133 & DB185/432 EX 6-1
IN OR 875/1070 & OR 2136/1470
PARCELS 6 & 7

MAXWELL DAISY MAE EST/BASSEY EFIOM ET AL
23917 FLORA PARKE BLVD
FERNANDINA BEACH, FL 32034

2025

50-3N-27-0000-0007-0000

BUILDING CHARACTERISTICS

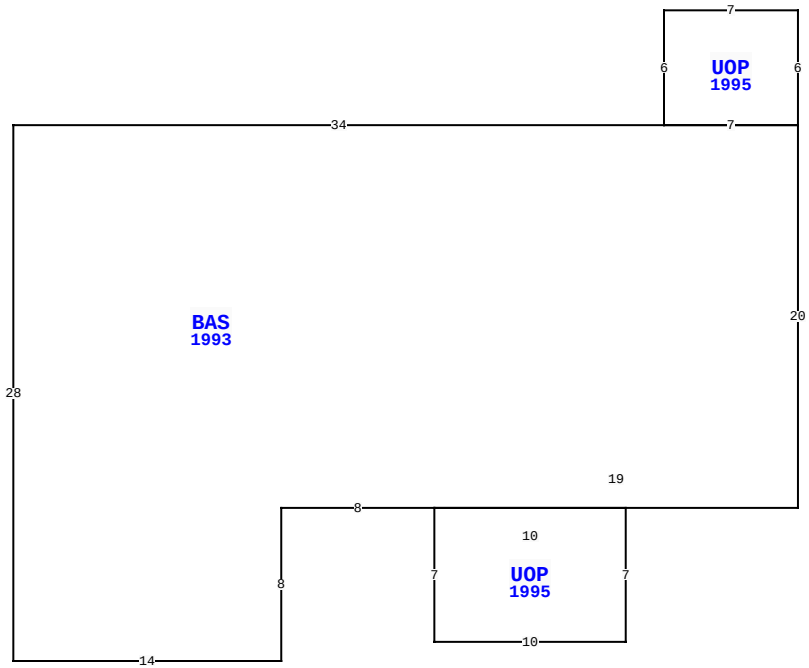
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	932	100	1993	932	52,190
UOP	42	20	1995	8	448
UOP	70	20	1995	14	784
TOTALS	1,044			954	53,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	954	91.8000	91.80	87,577	1961	1961	0	0	0	39.00	61.00

1 SINGLE FAM – 0% - 0 Heated Area: 932 HX Base Yr



77133 ANCHOR CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

L N	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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	53,422
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	64,600
TOTAL MARKET VALUE	118,022
SOH/AGL Deduction	26,265
ASSESSED VALUE	91,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,757
TOTAL JUST VALUE	118,022
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 01554	ADDITION	10,000	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2717/526	3/20/2024	QC	U	I	11	100
GRANTOR: RESHARD JANE						
GRANTEE: RESHARD JOHN JEFFER						
2238/0847	11/01/2018	FJ	U	I	11	0
GRANTOR: TIMMONS JEANETTE D ES						
GRANTEE: BASSEY EFIOM						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1995] W7 S6 BAS=[YR=1993] W34 S28 E14 N8 E8
UOP=[YR=1995] S7 E10 N7 W10$ E19 N20 W7$ E7 N6$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0		PD -	E 0.00	0.00	0.76	AC		1.00	1.00	1.00	85,000.00	85,000.00	64,600							

REVIEW DATE 05/12/2025 BY KWA Total Acres: 0.76 Total Land Value: 64,600 Market: 0 Agricultural: 0 Common: 64,600 PRINTED 07/30/2025 BY SYS