PT OF LOTS 104 & 105
IN OR 2729/268
NORTH YULEE PBK 2/26

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PLACE STE 6
YULEE, FL 32097

2025

50-3N-27-4720-0104-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		14,472
TOTAL LAND VALUE - MARKET		533,700
TOTAL MARKET VALUE		548,172
SOH/AGL Deduction		0
ASSESSED VALUE		548,172
TOTAL EXEMPTION VALUE	03	548,172
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		548,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
963104	NEW CONSTR	0	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2729/268	7/31/2024	WD	U	I	18	698,700
GRANTOR: HUGHES ROY GENE						
GRANTEE: BOARD OF COUNTY COM						
0743/0452	11/02/1995	WD	U	V	09	53,500
GRANTOR: T J MORRIS COMPANY						
GRANTEE: HUGHES ROY GENE						

PAGES DAIRY RD, YULEE

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

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	1999	1999	3	20	480	
3	0300	BOAT DCK W	0	0	0	0	249.00	SF	40.00	40.00	100	1990	1990	3	20	1,992	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 14,472

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	008600	C	COUNTY	0		OR	0.00	0.00	6.22	AC		1.00	1.00	1.00	85,000.00	85,000.00	528,700							
2	009530	C	POND	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 8.22 Total Land Value: 533,700 Market: 0 Agricultural: 0 Common: 533,700 PRINTED 07/30/2025 BY SYS