IN OR 319 PG 29
R334400

HARRIS DORETHA
P O BOX 494
YULEE, FL 32041-0494

2025

51-3N-27-0000-0044-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

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

86074 CHARMED WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	53,062
TOTAL MARKET VALUE	59,062
SOH/AGL Deduction	0
ASSESSED VALUE	59,062
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,062
TOTAL JUST VALUE	59,062
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004224	DEMOLITION	4,500	04/24/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0319/0029	8/01/1980	WD	U	V		2,000

GRANTOR:

GRANTEE:

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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		CG	0.00	0.00	28,300.00	SF		1.00	1.00	0.25	7.50	1.88	53,062							

REVIEW DATE 04/18/2022 BY NWHS Total Acres: 0.00 Total Land Value: 53,062 Market: 0 Agricultural: 0 Common: 53,062 PRINTED 07/30/2025 BY SYS