LOTS 61 62 & 63
(EX R/W OR 212/98)
W H FLOOD SURVEY UNR

MOTT ROBERT L/MOTT ROBERT D
PO BOX 94
FERNANDINA BEACH, FL 32035-0094

2025

52-3N-27-4890-0062-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

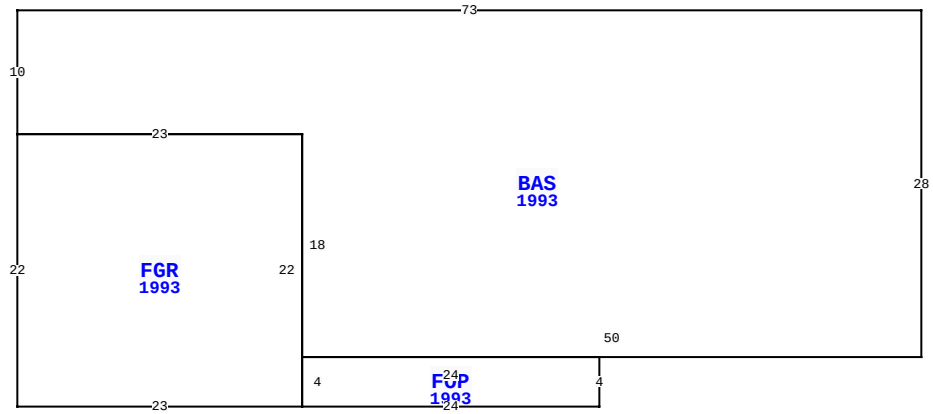
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100	1993	1,630	126,309
FGR	506	55	1993	278	21,542
FOP	96	30	1993	29	2,247
TOTALS	2,232			1,937	150,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,937	123.0000	123.00	238,251	1970	1970	0	0	0	37.00	63.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1630 HX Base Yr 2022



463401 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		150,098
TOTAL MARKET OB/XF VALUE		1,064
TOTAL LAND VALUE - MARKET		1,317,690
TOTAL MARKET VALUE		1,468,852
SOH/AGL Deduction		1,201,632
ASSESSED VALUE		267,220
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		211,498
TOTAL JUST VALUE		1,468,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		773,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7110	REPAIR/RRF	1,600	03/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2499/0999	9/22/2021	QC	U	I	11	100
GRANTOR: MOTT ROBERT						
GRANTEE: MOTT ROBERT L & ROB						
2488/1893	8/18/2021	QC	U	I	11	100
GRANTOR: MOTT ROBERT L						
GRANTEE: MOTT ROBERT L & ROB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W73 S10 FGR=[YR=1993] S22 E23 N22W23$ E23 S18
FOP=[YR=1993] S4 E24 N4W24$ E50 N28$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	30.4	1,064	

LAND DESCRIPTION

TOTAL OB/XF 1,064

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	100		CI	0.00	0.00	119,790.00	SF		1.00	1.00	1.00	11.00	11.00	1,317,690							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 1,317,690 Market: 0 Agricultural: 0 Common: 1,317,690 PRINTED 07/30/2025 BY SYS