IN DB 77 PG 416 (LESS 2 AC)
IN OR 2671 PG 1214

CAMPBELL JOHN F FAMILY REVOCABLE TRUST/RAY LAURYE
95036 HITHER HILLS WAY
FERNANDINA BEACH, FL 32034

2025

55-3N-27-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 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	02	Quality Level 02

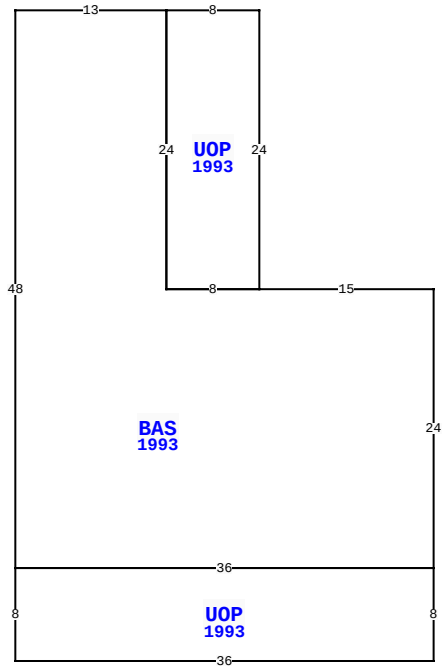
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1993	1,176	34,343
UOP	192	20	1993	38	1,110
UOP	288	20	1993	58	1,694
TOTALS	1,656			1,272	37,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,272	55.1000	55.10	70,087	1910	1970	0	0	0	47.00	53.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1176 HX Base Yr



851434 US HWY 17, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/18/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	37,146
TOTAL MARKET OB/XF VALUE	2,304
TOTAL LAND VALUE - MARKET	450,000
TOTAL MARKET VALUE	489,450
SOH/AGL Deduction	0
ASSESSED VALUE	489,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	489,450
TOTAL JUST VALUE	489,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1214	9/22/2023	PR	U	I	19	100
GRANTOR: RAY LAURYE AS PR OF C						
GRANTEE: CAMPBELL JOHN F FAM						
2661/262	6/21/2023	FJ	U	I	11	0
GRANTOR: CAMPBELL JOHN F EST						
GRANTEE: CAMPBELL JOHN F FAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 UOP=[YR=1993] N24 W8 S24 E8 $ W8 N24 W13 S48 UOP=[YR=1993] S8 E36 N8 W36 $ E36 N24 $.

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	0200	BARN WD 0-	0	0	24	24	576.00	SF	20.00	20.00	100	1991	1991	3	20	2,304	

LAND DESCRIPTION

TOTAL OB/XF 2,304

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		OR			45.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	450,000							

REVIEW DATE 06/29/2020 BY NWA Total Acres: 45.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/30/2025 BY SYS