IN OR 2588/1578

PATEL HARIKRUSHNA M/PATEL GHANSHYAM M
96515 CHESTER RD
YULEE, FL 32097

2026

02-3N-26-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

77111 FARMERVILLE WAY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	32,500
TOTAL MARKET VALUE	44,500
SOH/AGL Deduction	0
ASSESSED VALUE	44,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,500
TOTAL JUST VALUE	44,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2588/1578	8/31/2022	WD	U	V	37	16,000
GRANTOR: JONES LAWRENCE ET AL						
GRANTEE: PATEL HARIKRUSHNA M						
2384/1296	8/07/2020	WD	U	I	37	5,000
GRANTOR: SHEPHERD LOICE V						
GRANTEE: JONES LAWRENCE LIVI						

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	2024	1990	03	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1990	03	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0005	OR	0.00	0.00	0.65	AC		1.00	1.00	1.00	50,000.00	50,000.00	32,500							

REVIEW DATE 02/16/2024 BY KWA Total Acres: 0.65 Total Land Value: 32,500 Market: 0 Agricultural: 0 Common: 32,500 PRINTED 07/09/2026 BY SYS