PT GOVT LOT 3 OF SEC 6-2N-27E
IN OR 2705/728 BEING PARCEL 1

RHODES LAURA L/E/
PO BOX 2
YULEE, FL 32041-0002

2026

06-2N-27-0000-0005-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

BRIARWOOD AVE, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	05/15/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	790
SOH/AGL Deduction	0
ASSESSED VALUE	790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	790
TOTAL JUST VALUE	170,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2705/728	4/09/2024	LE	U	I	11	100
GRANTOR: RHODES LAURA DELL						
GRANTEE: RHODES-BLOUNT LUELL						
1550/1083	2/11/2008	PR	U	V	07	100
GRANTOR: BLOUNT LUELLA P/R						
GRANTEE: RHODES LAURA						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005600	A	TIMBER 3 N S	0		OR			2.00	AC		1.00	1.00	1.00	395.00	395.00	790							
2	009910	M	MARKET VALUE	0		OR			2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000							

REVIEW DATE 05/08/2025 BY MLU Total Acres: 2.00 Total Land Value: 790 Market: 170,000 Agricultural: 790 Common: 0 PRINTED 07/09/2026 BY SYS