PT GOVT LOT 1 OF SEC 7-3N-26E
IN OR 958/42 BEING PARCEL "1"
(EX UTIL ESMT IN OR 1302/443)

MITCHELL MAJOR & SADELL
57041 ALDERMAN DRIVE
YULEE, FL 32097

2026

07-3N-26-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

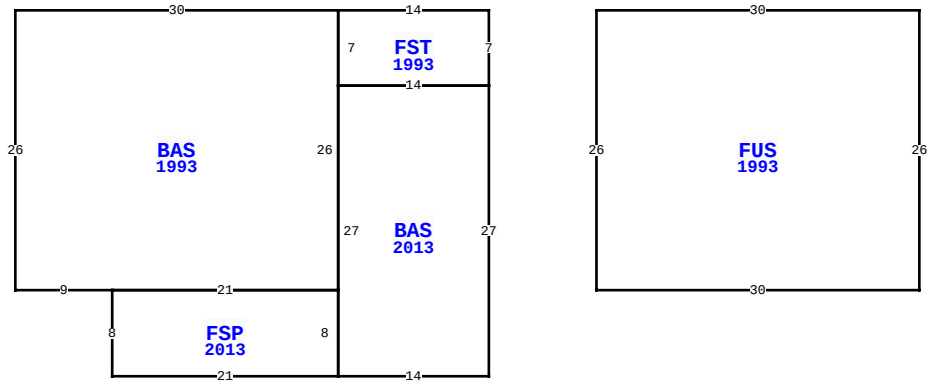
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	1993	780	57,221
BAS	378	100	2013	378	27,730
FSP	168	40	2013	67	4,915
FST	98	55	1993	54	3,962
FUS	780	100	1993	780	57,221
TOTALS	2,204			2,059	151,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,059	95.0600	99.81	205,509	1987	1987	0	0	0	26.50	73.50

1 SINGLE FAM 0% - 0 Heated Area: 1938 HX Base Yr



57041 ALDERMAN DR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	151,049
TOTAL MARKET OB/XF VALUE	2,224
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	203,273
SOH/AGL Deduction	8,863
ASSESSED VALUE	194,410
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,410
TOTAL JUST VALUE	203,273
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4063	N/A	62,222	05/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0958/0042	11/13/2000	WD	Q	I	05	78,500
GRANTOR: BANKERS TRUST CO OF C						
GRANTEE: MITCHELL MAJOR & SA						
0921/0497	2/24/2000	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANKERS TRUST COMPA						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W14 BAS=[YR=1993] W30 S26 E9 FSP=[YR=2013] S8 E21 BAS=[YR=2013] E14 N27 W14 S27$ N8 W21 $ E21 N26 $ S7 E14 N7$ PTR= E10 FUS=[YR=1993] E30 S26 W30 N26$W10$.

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	0350	CARPORT WD	0	0	20	15	300.00	SF	13.00	13.00	100	1987	1987	3	20	780	
2	0350	CARPORT WD	0	0	6	6	36.00	SF	13.00	13.00	100	1987	1987	3	20	94	
3	0940	SHEDS/PORT	0	0	15	15	225.00	SF	30.00	30.00	100	1987	1987	3	20	1,350	

LAND DESCRIPTION

TOTAL OB/XF 2,224

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	0004	OR	104.00	417.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS