PT GOVT LOT 1 OF SEC 7-3N-26E
IN OR 958/42 BEING PARCEL "2"
(EX UTIL ESMT IN OR 1302/443)

MITCHELL MAJOR & SADELL/ROBERTS NATASHA
C/O HAROLD & SHIRLEY M LEMONS, 9630 SPOTTSWOOD RD
JACKSONVILLE, FL 32208

2026

07-3N-26-0000-0006-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

CR 108, 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	0
TOTAL LAND VALUE - MARKET	35,500
TOTAL MARKET VALUE	35,500
SOH/AGL Deduction	14,745
ASSESSED VALUE	20,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,755
TOTAL JUST VALUE	35,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0958/0042	10/19/2000	SW	Q	V	05	78,500
GRANTOR: BANKERS TRUST CO OF C						
GRANTEE: MITCHELL MAJOR & SA						
0921/0497	2/24/2000	CT	U	V	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANKERS TRUST COMPA						

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	000100	C	RES	0		OR	0.00	0.00	0.71	AC		1.00	1.00	1.00	50,000.00	50,000.00	35,500							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 0.71 Total Land Value: 35,500 Market: 0 Agricultural: 0 Common: 35,500 PRINTED 07/09/2026 BY SYS