PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 2153/1621

ERICKSEN TODD S
1919 SUNRISE DRIVE
FERNANDINA BEACH, FL 32034

**2026**

**24-2N-28-0000-0005-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4025.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

PRINCE DR, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2026 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 | 4,500 |
| TOTAL MARKET VALUE | 4,500 |
| SOH/AGL Deduction | 2,808 |
| ASSESSED VALUE | 1,692 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,692 |
| TOTAL JUST VALUE | 4,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 2,125 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2153/1621 | 10/24/2017 | TX | U | V | 11 | 1,600 |
| GRANTOR: TAX COLLECTOR | | | | | | |
| GRANTEE: ERICKSEN TODD S | | | | | | |
| 0397/0601 | 8/12/1983 | WD | U | V | | 100 |
| GRANTOR: PRINCE FRANK JUNIOR ( | | | | | | |
| GRANTEE: ALLMAN IDA | | | | | | |

### 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 | 000090 | C | UNBUILDABLE | 0 | | RM | 0.00 | 0.00 | 0.05 | AC | | 1.00 | 1.00 | 1.00 | 90,000.00 | 90,000.00 | 4,500 | | | | | | | |

REVIEW DATE 04/21/2026 BY MLU Total Acres: 0.05 Total Land Value: 4,500 Market: 0 Agricultural: 0 Common: 4,500 PRINTED 07/09/2026 BY SYS