PT GOVT LOT 3 OF SEC 24-2N-28E
IN OR 2009/627 (EX UTIL ESMT
IN OR 1457/931 & PT DOT R/W IN

SHAW JACK L JR & TIFFANY T
95224 COOK RD
FERNANDINA BEACH, FL 32034

2026

24-2N-28-0000-0014-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

464137 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	67,200
TOTAL MARKET VALUE	73,200
SOH/AGL Deduction	29,418
ASSESSED VALUE	43,782
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,782
TOTAL JUST VALUE	73,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8174	REMODEL	10,000	06/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2009/0627	10/16/2015	WD	U	I	37	12,500
GRANTOR: CABELL JOHN						
GRANTEE: SHAW JACK L JR & TI						
1419/1838	6/14/2006	TX	Q	I	04	42,000
GRANTOR: TAX COLLECTOR						
GRANTEE: CABELL JOHN						

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	1960	1960	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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		RM	56.00	72.00	56.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	67,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 67,200 Market: 0 Agricultural: 0 Common: 67,200 PRINTED 07/09/2026 BY SYS