LOT 4
SECTION THIRTY-NINE
OR 2249/815

FISHER STEVEN
463140 SR 200
YULEE, FL 32097

2026

39-3N-25-1139-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5016.00		

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

152569 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	266,150
TOTAL MARKET VALUE	266,150
SOH/AGL Deduction	47,339
ASSESSED VALUE	218,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,811
TOTAL JUST VALUE	266,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	309,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2212672	XFOB	0	08/16/2022
22010482	NEW CONSTR	597,547	07/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/0180	4/30/2021	WD	Q	V	01	163,000
GRANTOR: GIDDENS CHRISTOPHER						
GRANTEE: FISHER STEVEN						
2409/1913	11/16/2020	SW	Q	V	01	163,000
GRANTOR: RAYDIENT LLC						
GRANTEE: GIDDENS CHRISTOPHER						

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	009900	C	ACREAGE NON-	0	0006	OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	262,800							
2	009605	C	WETLANDS	0		OR			3.35	AC		1.00	1.00	1.00	1,000.00	1,000.00	3,350							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 21.35 Total Land Value: 266,150 Market: 0 Agricultural: 0 Common: 266,150 PRINTED 07/09/2026 BY SYS