IN OR 520 PG 1011

BROWN JESSE V JR & CHARENE S
87362 HAVEN RD
YULEE, FL 32097

2026

40-2N-28-0000-0020-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	482,586
TOTAL MARKET VALUE	483,186
SOH/AGL Deduction	265,345
ASSESSED VALUE	217,841
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,841
TOTAL JUST VALUE	483,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0520/1011	6/23/1987	AD	U	V		31,500
GRANTOR: THOMAS WM DOYLE JEAN						
GRANTEE: BROWN JESSE JR & C						
0449/0764	4/01/1985	WD	Q	V		30,000
GRANTOR:						
GRANTEE:						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE		AG DATE	

A1A, FERNANDINA BEACH

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	0446	BOX FNC 6'	0	0	0	0	150.00	LF	20.00	20.00	100	1995	1995	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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	001001	C	V CM/XFOBT	0		CG	0.00	0.00	37,122.00	SF		1.00	1.00	1.00	13.00	13.00	482,586							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 482,586 Market: 0 Agricultural: 0 Common: 482,586 PRINTED 07/09/2026 BY SYS