BLOCK 14
IN OR 811 PG 1383
E J JOHNSON ADD TO YULEE UNR

MORGAN RUSSELL JR
PO BOX 570
KINGSLAND, GA 31548

2026

42-2N-27-4340-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

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

HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 DC
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	220,227
TOTAL MARKET VALUE	220,227
SOH/AGL Deduction	154,765
ASSESSED VALUE	65,462
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,462
TOTAL JUST VALUE	220,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0811/1383	10/29/1997	WD	Q	V		16,000
GRANTOR: FOURES CHARLES M ETAL						
GRANTEE: MORGAN RUSSELL JR						
0811/1381	10/29/1997	WD	Q	V	01	100
GRANTOR: FOURES JOANNE S						
GRANTEE: FOURES CHARLES M						

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	001000	C	COMMERCIAL	0		CG	0.00	0.00	54,377.00	SF		1.00	1.00	1.00	4.05	4.05	220,227							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 1.08 Total Land Value: 220,227 Market: 0 Agricultural: 0 Common: 220,227 PRINTED 07/09/2026 BY SYS