

BYRD RICHARD J & LESLIE ANNETTE
86259 CALLAWAY DRIVE
YULEE, FL 32097

42-2N-27-4400-0001-0110

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										134,034		
TOTAL MARKET OB/XF VALUE										3,774		
TOTAL LAND VALUE - MARKET										146,000		
TOTAL MARKET VALUE										283,808		
SOH/AGL Deduction										46,079		
ASSESSED VALUE										237,729		
TOTAL EXEMPTION VALUE					HX HB					51,411		
BASE TAXABLE VALUE										186,318		
TOTAL JUST VALUE										283,808		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										192,596		
POLE SHED @ EDGE OF LOT 11 + PRCL 42-2N-27-0000-00												
OLD ALUM STG NO VALUE KS 12/8/21 PARCEL WAS SPLIT												
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
93				REPAIR/RRF				3,019		07/01/1993		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2741/1828		9/17/2024		QC	U	I	11	100				
GRANTOR: TAYLOR FRANK L & MILD												
GRANTEE: BYRD RICHARD J & LE												
2508/0717		10/22/2021		QC	U	I	11	100				
GRANTOR: TAYLOR FRANK L & MILD												
GRANTEE: BYRD RICHARD JOSEPH												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1993;ORIG=0,0] W67 S25 E27 S12 E17 N16 E10 S4 E13 N25												
\$												
FOP=[YR=1993;ORIG=-23,37] E31 N37 W8 S25 W13 N4 W10 S16 \$												
.												
ND LUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
65,000												
81,000												
Common: 146,000												
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