PT OF LOT 5 (S-6) & (S-7)
PT OR 1573/1112
ESMT PT OR 1573/1109

DAVIS KIMBERLEE LYNN
97016 BYWATER BRANCH LANE
YULEE, FL 32097

2026

42-3N-28-5080-0005-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

BYWATER BRANCH LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	10/18/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	277,950
TOTAL MARKET VALUE	1,339
SOH/AGL Deduction	0
ASSESSED VALUE	1,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,339
TOTAL JUST VALUE	277,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1591/1741	11/04/2008	WD	Q	I	01	100
GRANTOR: DAVIS KIMBERLEE LYNN						
GRANTEE: LOVELL ROMAYNE ETAL						
1573/1112	6/25/2008	WD	Q	V	01	100
GRANTOR: LOVELL ROMAYNE						
GRANTEE: DAVIS KIMBERLEE LYN						

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	005501	A	TIMBER 2 P S	0		RSF-1	0.00	0.00	2.27	AC		1.00	1.00	1.00	515.00	515.00	1,169							
2	005902	A	HARDWOOD SI	0		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	170.00	170.00	170							
3	009910	M	MARKET VALUE	0		RSF-1	0.00	0.00	3.27	AC		1.00	1.00	1.00	85,000.00	85,000.00	277,950							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 3.27 Total Land Value: 1,339 Market: 277,950 Agricultural: 1,339 Common: 0 PRINTED 07/09/2026 BY SYS