LOT 30 PT IN SEC 43
N OF ROSES BLUFF RD
IN OR 2112/1985

MANNING CHELESE MARIA
96034 TIDAL BAY COURT
YULEE, FL 32097

2026

42-3N-28-5080-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

ROSES BLUFF RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 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	90,900
TOTAL MARKET VALUE	90,900
SOH/AGL Deduction	35,791
ASSESSED VALUE	55,109
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,109
TOTAL JUST VALUE	90,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2112/1985	3/29/2017	QC	U	V	11	100
GRANTOR: AUTRY HELEN J						
GRANTEE: MANNING CHELESE MAR						
1986/0611	5/18/2015	LE	U	I	11	100
GRANTOR: AUTRY ALONZO JR & HEL						
GRANTEE: AUTRY ALONZO JR & H						

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	000100	C	RES	0		RSF-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,900							

REVIEW DATE 03/25/2026 BY MLU Total Acres: 1.01 Total Land Value: 90,900 Market: 0 Agricultural: 0 Common: 90,900 PRINTED 07/09/2026 BY SYS