PT OF LOT 31 IN SEC 43
IN OR 683 PG 343
THIGPEN SURVEY DB 39/356

CALHOUN ANTHONY & ANNA J
2406 BUTTEVIEW PLACE
SPRING VALLEY, CA 91977

2026

42-3N-28-5080-0031-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	46,530
TOTAL MARKET VALUE	52,530
SOH/AGL Deduction	18,163
ASSESSED VALUE	34,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,367
TOTAL JUST VALUE	52,530
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED

ROSES BLUFF RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0683/0343	6/18/1993	WD	Q	V	01	100
GRANTOR: LAWRENCE EDDIE & E H						
GRANTEE: CALHOUN ANTHONY & A						
0654/0391	4/08/1992	WD	U	V	10	100
GRANTOR: ALBERT & LAWRENCE						
GRANTEE: LAWRENCE ELEASE & E						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0.47	AC		1.00	1.00	1.10	90,000.00	99,000.00	46,530							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.47 Total Land Value: 46,530 Market: 0 Agricultural: 0 Common: 46,530 PRINTED 07/09/2026 BY SYS