PT LOT 39
IN OR 2821/1375 PAR 2 &
ESMTS OR 471/127 & OR 630/47

DYESS RUSSELL EARL & LISA MERRITT
96080 BASS LANE
YULEE, FL 32097

**2026**

**42-3N-28-5080-0038-0030**

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

97046 PO FOLKS WAY, 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 | 18,000 |
| TOTAL LAND VALUE - MARKET | 137,700 |
| TOTAL MARKET VALUE | 155,700 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 155,700 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 155,700 |
| TOTAL JUST VALUE | 155,700 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 148,050 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2821/1375 | 10/09/2025 | WD | Q | I | 01 | 185,000 |
| GRANTOR: WEINSTEIN MICHAEL D | | | | | | |
| GRANTEE: DYESS RUSSELL EARL | | | | | | |
| 2628/1424 | 3/24/2023 | WD | Q | I | 01 | 160,000 |
| GRANTOR: DUNMAN DERRICK D & LO | | | | | | |
| GRANTEE: WEINSTEIN MICHAEL D | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0937 | WELL | 0 | 0 | 0 | 0 | 2.00 | UT | 6,000.00 | 6,000.00 | 100 | 2000 | 2000 | 3 | 100 | 12,000 | |
| 2 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2020 | 2020 | 3 | 100 | 6,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 18,000

| 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 | 0008 | OR | 0.00 | 0.00 | 1.53 | AC | | 1.00 | 1.00 | 1.00 | 90,000.00 | 90,000.00 | 137,700 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.53 Total Land Value: 137,700 Market: 0 Agricultural: 0 Common: 137,700 PRINTED 07/09/2026 BY SYS