

**BROWN MARGARET K & DENNIS A L/E/
85137 BEACON POINT
YULEE, FL 32097**

2026

43-2N-27-4622-0010-0060

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

TOTALS

2,568

2,366

228,461

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10940SHEDS/PORTE01002812336.00SF30.0030.00100200520053212,117

30351CARPORT MTE01002018360.00SF10.0010.00100202020203822,952

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUINIT PRICELAND DATEAG DATE

1000100CRES1000006OR0.000.001.00LT1.001.001.0090,000.0090,000.0090,000

REVIEW DATE

01/01/2023

BY

CD

Total Acres:

0.00

Total Land Value:

90,000

Market:

0

Agricultural:

0

Common:

90,000

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MKT ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0200012,366106.4280101.11239,226201520150004.5095.50

2 SFR MODULR100%-2007Heated Area: 2280HX Base YrUSP2016BAS2016

NASSAU COUNTY PROPERTY PAGE 1 of 14VALUATION SUMMARYSTANDARDTax Group: 4Tax Dist:BUILDMARKET VALUE228,461TOTAL MARKET OB/XF VALUE5,069TOTAL LAND VALUE - MARKET90,000TOTAL MARKET VALUE323,530SOH/AGL Deduction13,204ASSESSED VALUE310,326TOTAL EXEMPTION VALUE13310,326BASE TAXABLE VALUE0TOTAL JUST VALUE323,530NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE323,567SALES DATAOFF RECORD NumberDATETYPIINSTQUVIRSN CD SALE PRICE2661/19468/17/2023LEUII11100GRANTOR: BROWN DENNIS ALLEN & GRANTEE: CRUZ JENNIFER NICOL1448/11889/29/2006QCQUI0116,000GRANTOR: BROWN MARGARET KATHRY GRANTEE: BROWN MARGARET K & BUILDING NOTESBUILDING DIMENSIONS BAS=[YR=2015] W12 USP=[YR=2016] N12 W24 S12 E24\$ W64 S30 E76 N30\$. REVIEW DATE01/01/2023 BYCDTotal Acres:0.00Total Land Value:90,000Market:0Agricultural:0Common:90,000PRINTED 07/09/2026 BY SYS