BLOCK 2 LOTS 10 THRU 12
IN OR 542/720 R359591 &R359592
WILSON NECK LANDING 2 PB 4/72

LEWIS THOMAS S & KAREN S
13531 CHAUNEY RD
JACKSONVILLE, FL 32246

2026

43-2N-27-4648-0002-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

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

1294 DERRICK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	175,500
TOTAL MARKET VALUE	187,500
SOH/AGL Deduction	51,167
ASSESSED VALUE	136,333
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,333
TOTAL JUST VALUE	187,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7477	MH MOVE-ON	2,700	09/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0542/0720	5/05/1988	WD	Q	V		22,900

GRANTOR: SHEFFIELD
GRANTEE: LEWIS THOMAS

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	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0006	OR	0.00	0.00	3.00	LT		1.00	1.00	0.65	90,000.00	58,500.00	175,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 175,500 Market: 0 Agricultural: 0 Common: 175,500 PRINTED 07/09/2026 BY SYS