IN OR 235 PG 514
(COUNTY JAIL)

NASSAU COUNTY BOARD OF COMMISSIONERS
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2026

44-2N-27-0000-0001-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

50 BOBBY MOORE CIR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		22,217
TOTAL LAND VALUE - MARKET		9,746,286
TOTAL MARKET VALUE		9,768,503
SOH/AGL Deduction		5,681,933
ASSESSED VALUE		4,086,570
TOTAL EXEMPTION VALUE	03	4,086,570
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		9,768,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,332,381

REMAINING XFOBS ARE AT CELL TOWER AREA
FORMER LOCATION OF NASSAU COUNTY SHERIFFS OFFICE +

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250012471	NEW INSTALL CANO	6,406	11/10/2025
B240009994	VERIZON COLLOCATI	35,000	08/28/2024
B240004618	DEMO 1970 BUILDIN	150,000	04/22/2024
B230014988	DEMO ALL ACC BLDG	54,000	11/20/2023
B1530950	LTE ANTENNAS	30,000	08/01/2015
E1427148	REMODEL	0	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0235/0514	3/15/1977	WD	U	V		29,400

GRANTOR: ITT RAYONIER INC
GRANTEE: NASSAU COUNTY

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	0430	CL FNC 6B	0	0	0	0	325.00	LF	9.70	9.70	100	2025	2000		45	1,419	
2	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	2025	2000		45	158	
3	0511	GARAGE CB-	0	0	36	12	432.00	SF	40.00	40.00	100	2025	2000		75	12,960	
4	0511	GARAGE CB-	0	0	16	12	192.00	SF	40.00	40.00	100	2025	2024		100	7,680	

LAND DESCRIPTION

TOTAL OB/XF 22,217

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	008600	C	COUNTY	0		GPU	0.00	0.00	641,203.00	SF		1.00	1.00	0.80	19.00	15.20	9,746,286							

REVIEW DATE 12/29/2025 BY KW Total Acres: 14.72 Total Land Value: 9,746,286 Market: 0 Agricultural: 0 Common: 9,746,286 PRINTED 07/09/2026 BY SYS