PT HEIRS E WATERMAN MILL GRANT
SEC 44-2N-27E IN OR 2226/1637

RIAAN LLC
76071 SIDNEY PL
YULEE, FL 32097

2026

44-2N-27-0000-0001-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4001.00		

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

75998 MENTORIA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/03/2024 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	412,766
TOTAL MARKET VALUE	412,766
SOH/AGL Deduction	0
ASSESSED VALUE	412,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	412,766
TOTAL JUST VALUE	412,766
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	412,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2226/1637	9/27/2018	WD	Q	V	01	450,000
GRANTOR: CLARK CHRISTINE						
GRANTEE: RIAAN LLC						
1405/1949	4/21/2006	WD	Q	V	06	100
GRANTOR: CLARK CHRISTINE						
GRANTEE: CLARK CHRISTINE						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0	0005	CHT	0.00	0.00	41,380.00	SF		1.00	1.00	0.70	14.25	9.98	412,766							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.95 Total Land Value: 412,766 Market: 0 Agricultural: 0 Common: 412,766 PRINTED 07/09/2026 BY SYS