PT SECS 44 & 50-3N-28E
IN OR 2729/775

FINN EDWARD & SHERRIE
86167 MEADOWWOOD DRIVE
YULEE, FL 32097

2026

44-3N-28-0000-0001-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

BLACKROCK RD, YULEE

BLD DATE		LGL DATE	03/25/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	248,481
TOTAL MARKET VALUE	248,481
SOH/AGL Deduction	0
ASSESSED VALUE	248,481
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,481
TOTAL JUST VALUE	248,481
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2726/775	7/09/2024	WD	Q	V	01	270,000
GRANTOR: DONOGHUE JAMES JOSEPH						
GRANTEE: FINN EDWARD & SHERR						
2649/1926	6/22/2023	WD	U	V	11	100
GRANTOR: HAGINS CHRISTOPHER R						
GRANTEE: DONOGHUE JAMES JOSE						

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	000100	C	RES	0		RSF-1	0.00	0.00	2.76	AC		1.00	1.00	1.00	90,000.00	90,000.00	248,400							
2	009400	C	RIGHT-OF-WAY	0		RSF-1			0.81	AC		1.00	1.00	1.00	100.00	100.00	81							

REVIEW DATE 03/25/2026 BY MLU Total Acres: 3.57 Total Land Value: 248,481 Market: 0 Agricultural: 0 Common: 248,481 PRINTED 07/09/2026 BY SYS