TRACT N
LINEAR PARK TRACT
LIBERTY COVE PHASE 1 UNIT 1 OR 2

NASSAU COUNTY
96135 NASSAU PLACE STE 1
YULEE, FL 32097

2026

45-2N-27-1205-000N-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4104.00		

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

LIBERTY COVE PKWY, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		21,540
TOTAL LAND VALUE - MARKET		100
TOTAL MARKET VALUE		21,640
SOH/AGL Deduction		0
ASSESSED VALUE		21,640
TOTAL EXEMPTION VALUE	03	21,640
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		21,640
NCON VALUE		21,540
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU260003610	ALUMINUM INFORMAT	15,000	04/06/2026
B250005363	CONCRETE SEATING	35,000	05/19/2025
B250005366	SHADE STRUCTURE (	122,934	05/19/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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	0351	CARPORT MT	0	0	33	18	594.00	SF	10.00	10.00	100	2026	2025		100	5,940	
2	0810	CONCRETE A	0	0	240	10	2,400.00	SF	6.50	6.50	100	2026	2025		100	15,600	

LAND DESCRIPTION

TOTAL OB/XF 21,540

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					1.00	UT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 04/09/2026 BY DC Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/09/2026 BY SYS