W1/2 NW1/4 OF NE1/4
PT OR 1315/960
ESMT OR 1262/1269

QUAIL CREEK PLANTATION LLC
2103 ATLANTIC BLVD
JACKSONVILLE, FL 32207

2023

02-1S-23-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

CR 121, BRYCEVILLE

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: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	900,000
TOTAL MARKET VALUE	123,080
SOH/AGL Deduction	0
ASSESSED VALUE	123,080
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,080
TOTAL JUST VALUE	900,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2651/1127	6/14/2023	QC	U	I	11	100
GRANTOR: WILDING MARY B REVOCA						
GRANTEE: QUAIL CREEK PLANTAT						
2579/0157	7/06/2022	MS	U	V	37	165,100
GRANTOR: CAPPS LIVING TRUST						
GRANTEE: QUAIL CREEK PLANTAT						

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	236.00	AC		1.00	1.00	1.00	410.00	410.00	96,760							
2	005700	A	TIMBER 4 SI	0			0.00	0.00	44.00	AC		1.00	1.00	1.00	280.00	280.00	12,320							
3	005902	A	HARDWOOD SI	0			0.00	0.00	80.00	AC		1.00	1.00	1.00	175.00	175.00	14,000							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	360.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	900,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 360.00 Total Land Value: 123,080 Market: 900,000 Agricultural: 123,080 Common: 0 PRINTED 08/02/2023 BY SYS