

FLORIDA LAND INVESTMENT CORP
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

03-1S-24-021W-0030-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																									
CONSTRUCTION					VALUATION SUMMARY													PAGE 1 of 6																									
ELEMENT	CD				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																										
Exterior Wall	20	FACE BRICK 80			8802	04	2,217	99.9495	44.98	99,721	2006	2006		0	0	39.00	61.00																										
Exterior Wall	12	CEDAR 20			1 SERV STABL - 0% - 0													Heated Area: 1258													HX Base Yr												
Roof Structur	04	WOOD TRUSS 100																VALUATION BY										STANDARD															
Roof Cover	03	COMP SHNGL 100																Tax Group: 6										Tax Dist:															
Interior Wall	05	DRYWALL 70																BUILDING MARKET VALUE										540,047															
Interior Wall	06	CUST PANEL 30																TOTAL MARKET OB/XF VALUE										567,521															
Interior Floo	06	VINYL ASB 60																TOTAL LAND VALUE - MARKET										979,600															
Interior Floo	03	CONC FINSH 40																TOTAL MARKET VALUE										1,316,150															
Ceiling	02	F.NOT SUS 100																SOH/AGL Deduction										168,406															
Air Condition	03	CENTRAL 100																ASSESSED VALUE										1,147,744															
Heating Type	04	AIR DUCTED 100																TOTAL EXEMPTION VALUE										0															
Fixtures		11 100																BASE TAXABLE VALUE										1,147,744															
Frame	02	WOOD FRAME 100			TOTAL JUST VALUE										2,087,168																												
Story Height		10 100			NCON VALUE										0																												
RMS		10 100			INCOME VALUE																																						
Stories	0	0 100			PREVIOUS YEAR MKT VALUE										908,329																												
Units		0 100																																									
Occupancy	00	NONE 100																																									
Quality	03	Quality Level 03																																									
DOR CODE	5600				TIMBERLAND 70-79																																						
MAP NUM				MKT AREA		08																																					
NEIGHBORHOOD/LOC	8003.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,258	100	1,258	34,517																																							
COM	1,174	30	352	9,658																																							
FOP	66	30	20	549																																							
FOP	66	30	20	549																																							
FOP	66	30	20	549																																							
FST	1,094	50	547	15,008																																							
TOTALS	3,724		2,217	60,830																																							
EXTRA FEATURES					32241 FLORIDA HORSE RANCH, BRYCEVILLE																																						
L N	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	0201	BARN WD 10	0	0	60	37	2,220.00	SF	19.55	19.55	100	2004	2004	3	40	17,360																											
2	0201	BARN WD 10	0	0	60	37	2,220.00	SF	17.00	17.00	100	2004	2004	3	40	15,096																											
3	0855	CONC PAVER	0	0	145	14	2,030.00	SF	7.00	7.00	100	2006	2006	3	88	12,505																											
4	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2006	2006	3	31	372																											
5	0855	CONC PAVER	0	0	145	14	2,030.00	SF	7.00	7.00	100	2006	2006	3	88	12,505																											
6	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2006	2006	3	31	372																											
7	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185																											
8	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185																											
9	0812	CONCRETE C	0	0	0	0	20,669.00	SF	4.00	4.00	100	2006	2006	3	88	72,755																											
10	0400	CONC CURB	0	0	0	0	2,506.00	LF	15.00	15.00	100	2006	2006	3	91	34,207																											
LAND DESCRIPTION					TOTAL OB/XF													171,542																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	005000	C	RURAL HOME	0	0006		0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000																										
2	005010	A	SVCE ACRGE	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	500.00	500.00	5,000																										
3	006000	A	PAST1/HAY	0			0.00	0.00	137.25	AC		1.00	1.00	1.00	440.00	440.00	60,390																										
4	005600	A	TIMBER 3 SI	0			0.00	0.00	190.31	AC		1.00	1.00	1.00	410.00	410.00	78,027																										
5	005970	A	AGRI-POND	0			0.00	0.00	1.28	AC		1.00	1.00	1.00	70.00	70.00	90																										
6	005902	A	HARDWOOD SI	0			0.00	0.00	29.00	AC		1.00	1.00	1.00	175.00	175.00	5,075																										
REVIEW DATE		04/13/2017		BY TWX		Total Acres: 369.84		Total Land Value: 208,582		Market: 919,600		Agricultural: 148,582		Common: 60,000		PRINTED 08/02/2023 BY SYS																											

FLORIDA LAND INVESTMENT CORP
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

03-1S-24-021W-0030-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Exterior Wall		20	FACE BRICK 90		8801	04	5,510	51.3332	21.56	118,796	2006	2006	0	0	0	39.00	61.00	VALUATION BY					STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Exterior Wall		12	CEDAR 10		2 STABLES EX - 0% - 0													Heated Area: 5510					HX Base Yr																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Roof Structure		04	WOOD TRUSS 100		38 145 38 145 BAS 2006													BUILDING MARKET VALUE					540,047																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Roof Cover		03	COMP SHNGL 100															TOTAL MARKET OB/XF VALUE					567,521																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Interior Wall		01	MINIMUM 100															TOTAL LAND VALUE - MARKET					979,600																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Interior Floor		01	NONE 100															TOTAL MARKET VALUE					1,316,150																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Ceiling		02	F.NOT SUS 100															SOH/AGL Deduction					168,406																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Air Condition		01	NONE 100															ASSESSED VALUE					1,147,744																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Heating Type		01	NONE 100															TOTAL EXEMPTION VALUE					0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Fixtures		2	100															BASE TAXABLE VALUE					1,147,744																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE					2,087,168																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Story Height			10 100															NCON VALUE					0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
RMS			1 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Stories		1.	1. 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Units			0 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Occupancy		00	NONE 100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Quality		03	Quality Level 03																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
DOR CODE		5600	TIMBERLAND 70-79																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
MAP NUM			MKT AREA				08																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
NEIGHBORHOOD/LOC		8003.00																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
BAS		5,510		100		5,510		72,466																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
TOTALS		5,510				5,510		72,466																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
EXTRA FEATURES										32241 FLORIDA HORSE RANCH, BRYCEVILLE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
L N		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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
11		0803		ASPHALT C		0 0		0 0		164,993.00		SF		1.60		1.60		100		2006		2006		3		60		158,393																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
12		0855		CONC PAVER		0 0		0 0		120.00		SF		10.00		10.00		100		2006		2006		3		88		1,056																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
13		0473		VF 3 RAIL		0 0		0 0		24,851.00		LF		7.50		7.50		100		2006		2006		3		72		134,195																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
14		0470		VNYL GATE		0 0		0 0		101.00		UT		150.00		150.00		100		2006		2006		3		72		10,908																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
15		0473		VF 3 RAIL		0 0		0 0		704.00		LF		7.50		7.50		100		2007		2007		3		74		3,907																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
16		0470		VNYL GATE		0 0		0 0		8.00		UT		150.00		150.00		100		2007		2007		3		74		888																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
17		0462		ST/AL FNC		0 0		0 0		5,984.00		SF		10.00		10.00		100		2006		2006		3		48		28,723																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
18		0465		FNC GT 15'		0 0		0 0		2.00		UT		675.00		675.00		100		2006		2006		3		72		972																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
19		1127		BRICK 8"		0 0		0 0		4,212.00		SF		8.25		8.25		100		2006		2006		3		97		33,707																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
20		0092		AUTO GATE		0 0		0 0		2.00		UT		3,500.00		3,500.00		100		2006		2006		3		31		2,170																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
LAND DESCRIPTION										TOTAL OB/XF										374,919																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
7		009910		M		MKT.VAL.AG		0						0.00		0.00		367.84		AC				1.00		1.00		1.00		2,500.00		2,500.00		919,600																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											

FLORIDA LAND INVESTMENT CORP
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

03-1S-24-021W-0030-0010

[illegible]

PT OF LOT 30 (S-1)
(F/K/A PARCEL 1-1) &
PT OF LOT 30 (F/K/A PARCEL 1)

FLORIDA LAND INVESTMENT CORP
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

2023

03-1S-24-021W-0030-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	08	SHT VINYL 60		
Interior Floor	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories		1. 1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	5600	TIMBERLAND 70-79		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8003.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,593	100	1,593	137,899
FOP	198	30	59	5,108
FSP	200	40	80	6,926
PTO	190	5	10	866
SFB	40	80	32	2,770
TOTALS	2,221		1,774	153,567

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,774	109.0000	98.37	174,508	2006	2006	0	0	0	12.00	88.00	

4 SINGLE FAM - 0% - 0

Heated Area: 1625

HX Base Yr

19

10

19

PTO
2006

10

10

20

FSP
2006

4

10

4

SFB
2006

43

27

16

27

45

14

22

9

22

9

BAS
2006

FOP
2006

BLD DATE

XF DATE

LGL DATE

LAND DATE

06/13/2023

ML

FLORIDA LAND INVESTMENT CORP
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

2023

[illegible]

FLORIDA LAND INVESTMENT CORP
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

03-1S-24-021W-0030-0010

[illegible]