N1/2 OF NW1/4 OF NE1/4 LYING
WESTERLY OF R/W CR 121 &
N1/2 OF NE1/4 OF NW1/4 &

LERIALIA LLC
7807 BAYMEADOWS RD E STE #305
JACKSONVILLE, FL 32256

2023

04-1S-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

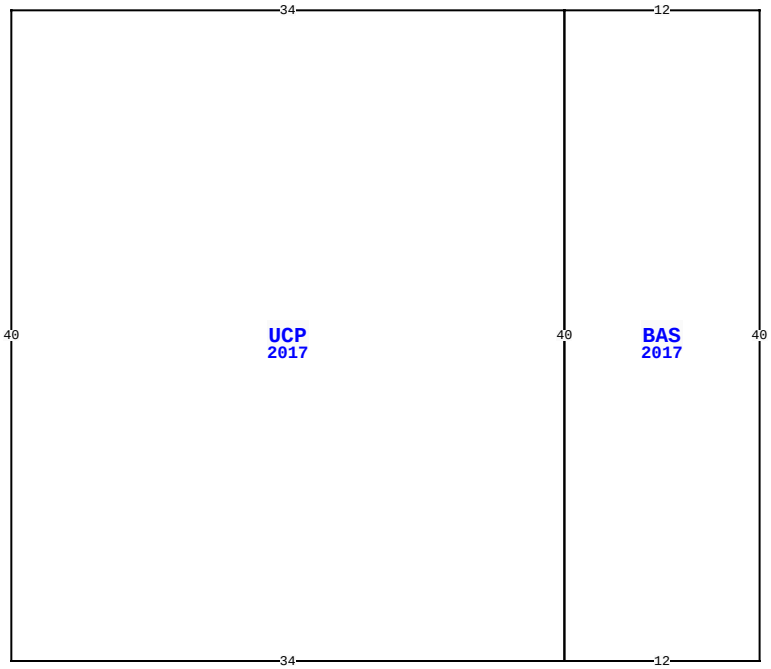
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	15,156
UCP	1,360	20	272	8,589
TOTALS	1,840		752	23,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
6500	01	752	58.1900	20.37	15,318	2017	2017	0	0	155	5.00	155.00

1 GARAGE RES – 0% - 0 Heated Area: 480 HX Base Yr



CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	23,743
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	376,640
TOTAL MARKET VALUE	75,926
SOH/AGL Deduction	18,233
ASSESSED VALUE	57,693
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,693
TOTAL JUST VALUE	400,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006827	CARPORT	43,302	10/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2125/0071	6/05/2017	WD	Q	V	01	205,000
GRANTOR: WILKINS WILLIAM T						
GRANTEE: LERIALIA LLC						
1926/1607	7/10/2014	WD	U	V	11	100
GRANTOR: FOURAKER THOMAS J						
GRANTEE: WILKINS WILLIAM T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 UCP=[YR=2017] W34 S40 E34 N40$ S40 E12 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005501	A	TIMB2-2 SI	0			0.00	0.00	40.00	AC		1.00	1.00	1.00	540.00	540.00	21,600							
3	005902	A	HARDWOOD SI	0			0.00	0.00	3.33	AC		1.00	1.00	1.00	175.00	175.00	583							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	43.33	AC		1.00	1.00	1.00	8,000.00	8,000.00	346,640							

REVIEW DATE 04/05/2018 BY TW Total Acres: 44.33 Total Land Value: 52,183 Market: 346,640 Agricultural: 22,183 Common: 30,000 PRINTED 08/02/2023 BY SYS