LOTS 34,47,50 & 63
TOWN OF CRAWFORD S/D IN
SEC 11-1N-24E UNR

RED SHIRT FARMS LLC
960194 GATEWAY BOULEVARD, #103
FERNANDINA BEACH, FL 32034

**2023**

**11-1N-24-2180-0034-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8005.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

US HWY 301 HWY, CALLAHAN

| | | | |
|---|---|---|---|
| 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 | 226,500 |
| TOTAL MARKET VALUE | 14,717 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 14,717 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 14,717 |
| TOTAL JUST VALUE | 226,500 |
| 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 |
|---|---|---|---|---|---|---|
| 1140/0269 | 5/07/2003 | WD | U | V | 07 | 100 |
| GRANTOR: INTERNATIONAL PAPER C | | | | | | |
| GRANTEE: RED SHIRT FARMS LLC | | | | | | |
| 1083/0375 | 8/23/2002 | WD | U | V | 07 | 100 |
| GRANTOR: INTERNATIONAL PAPER C | | | | | | |
| GRANTEE: RED SHIRT FARMS LLC | | | | | | |

## 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 | 005500 | A | TIMBER 2 SI | 0 | | | 0.00 | 0.00 | 12.23 | AC | | 1.00 | 1.00 | 1.00 | 550.00 | 550.00 | 6,726 | | | | | | | |
| 2 | 005600 | A | TIMBER 3 SI | 0 | | | 0.00 | 0.00 | 15.00 | AC | | 1.00 | 1.00 | 1.00 | 410.00 | 410.00 | 6,150 | | | | | | | |
| 3 | 005902 | A | HARDWOOD SI | 0 | | | 0.00 | 0.00 | 10.52 | AC | | 1.00 | 1.00 | 1.00 | 175.00 | 175.00 | 1,841 | | | | | | | |
| 4 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 37.75 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 226,500 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 37.75 Total Land Value: 14,717 Market: 226,500 Agricultural: 14,717 Common: 0 PRINTED 08/02/2023 BY SYS