PT SW1/4 OF SEC 13-3N-24E &
PT SE1/4 OF SEC 14-3N-24E
IN OR 1802/1092

LITTLE BOGGY CREEK LLC
36845 MIZELL TRACT ROAD
HILLIARD, FL 32046

2023

13-3N-24-0000-0001-0010

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

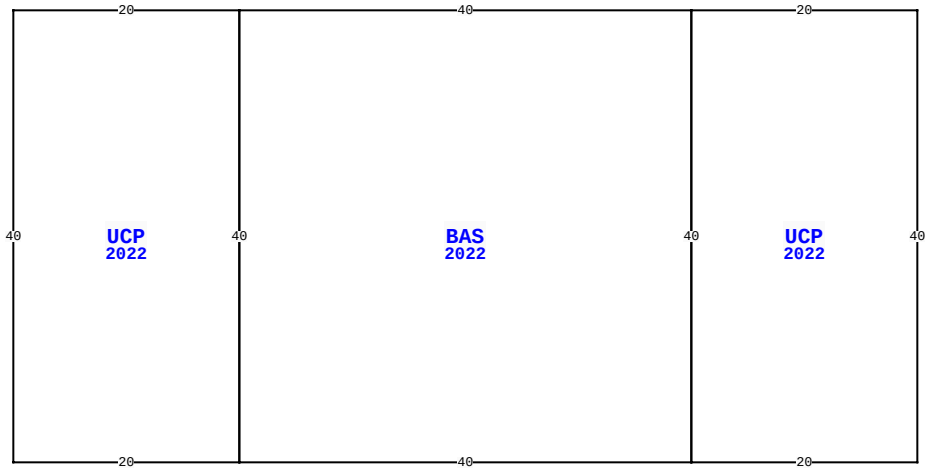
DOR CODE 5600 TIMBERLAND 70-79
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	28,734
UCP	800	20	160	2,873
UCP	800	20	160	2,873
TOTALS	3,200		1,920	34,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,920	51.8420	18.14	34,829	2022	2022	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 0 Heated Area: 1600 HX Base Yr



JEFFERSON STONE TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,481
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	475,600
TOTAL MARKET VALUE	121,236
SOH/AGL Deduction	0
ASSESSED VALUE	121,236
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,236
TOTAL JUST VALUE	510,081
NCON VALUE	34,481
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010083	GARAGE	0	06/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1802/1092	7/09/2012	WD	U	V	11	100
GRANTOR: LLLS TIMBERLAND LLC						
GRANTEE: LITTLE BOGGY CREEK						
1793/0085	4/27/2012	WD	Q	V	02	613,700
GRANTOR: LLLS TIMBERLAND LLC						
GRANTEE: LITTLE BOGGY CREEK						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W20 BAS=[YR=2022] W40 UCP=[YR=2022] W20 S40 E20 N40$ S40 E40 N40$ S40 E20 N40$.

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			0.00	0.00	105.40	AC		1.00	1.00	1.00	410.00	410.00	43,214							
2	005901	A	HARDWOOD SI	0			0.00	0.00	22.18	AC		1.00	1.00	1.00	225.00	225.00	4,990							
3	005500	A	TIMBER 2 SI	0			0.00	0.00	54.41	AC		1.00	1.00	1.00	550.00	550.00	29,926							
4	009530	C	POND	0			0.00	0.00	4.50	AC		1.00	1.00	0.50	2,500.00	1,250.00	5,625							
5	005010	A	SVCE ACRGE	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	500.00	500.00	3,000							
6	009910	M	MKT.VAL.AG	0			0.00	0.00	187.99	AC		1.00	1.00	1.00	2,500.00	2,500.00	469,975							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 192.49 Total Land Value: 86,755 Market: 469,975 Agricultural: 81,130 Common: 5,625 PRINTED 08/02/2023 BY SYS