PT OF NW1/4 OF SEC 15-3N-24E
IN OR 1194/1968 (EX ESMT'S
IN OR 557/520,OR 557/527)

OKEFENOKEE II LC
PO BOX 50338
JACKSONVILLE BEACH, FL 32250

2023

15-3N-24-0000-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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

EASTWOOD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	353,780
TOTAL MARKET VALUE	353,780
SOH/AGL Deduction	185,608
ASSESSED VALUE	168,172
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,172
TOTAL JUST VALUE	353,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1194/1968	12/12/2003	QC	U	V	06	200,300
GRANTOR: BOWLING PARK PROPERTI						
GRANTEE: OKEFENOKEE II LC						
1156/0003	7/23/2003	QC	U	V	06	100
GRANTOR: EASTWOOD OAKS LTD						
GRANTEE: US LANDVEST CORP						

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	009900	C	AC NON-AG	0		RG-1	0.00	0.00	25.27	AC		1.00	1.00	1.00	14,000.00	14,000.00	353,780							

REVIEW DATE 05/22/2023 BY MLU Total Acres: 25.27 Total Land Value: 353,780 Market: 0 Agricultural: 0 Common: 353,780 PRINTED 08/02/2023 BY SYS