PT OR 1699/782

27 INVESTMENTS III LLC
1590 BOBBY LEE POINT
SANFORD, FL 32771

**2023**

**16-4N-24-0000-0004-0060**

## BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| 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 |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

38234 COLONY TRL, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/15/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 190,000 |
| TOTAL MARKET VALUE | 4,688 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,688 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,688 |
| TOTAL JUST VALUE | 190,000 |
| 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 |
|---|---|---|---|---|---|---|
| 1699/0782 | 9/14/2010 | WD | U | I | 38 | 1,550,000 |
| GRANTOR: OAK PLANTATION LLC | | | | | | |
| GRANTEE: 27 INVESTMENTS III | | | | | | |
| 1544/0607 | 1/03/2008 | WD | U | I | 21 | 2,694,500 |
| GRANTOR: COASTAL LAND PARTNERS | | | | | | |
| GRANTEE: OAK PLANTATION 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 | 005600 | A | TIMBER 3 SI | 0 | | OR | 0.00 | 0.00 | 5.80 | AC | | 1.00 | 1.00 | 1.00 | 410.00 | 410.00 | 2,378 | | | | | | | |
| 2 | 005500 | A | TIMBER 2 SI | 0 | | | 0.00 | 0.00 | 4.20 | AC | | 1.00 | 1.00 | 1.00 | 550.00 | 550.00 | 2,310 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 190,000 | | | | | | | |

REVIEW DATE 06/15/2023 BY MLU Total Acres: 10.00 Total Land Value: 4,688 Market: 190,000 Agricultural: 4,688 Common: 0 PRINTED 08/02/2023 BY SYS