ALL FRAC MARSH IN
IN OR 1239/923
MARSHLAND

NASSAU COUNTY JOINT VENTURE #2
C/O HANK HOLBROOK, 10151 DEERWOOD PARK BLVD
JACKSONVILLE, FL 32256

2023

18-2N-27-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

JOHNSON LAKE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	13,927
TOTAL MARKET VALUE	13,927
SOH/AGL Deduction	0
ASSESSED VALUE	13,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,927
TOTAL JUST VALUE	13,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1239/0923	6/21/2004	QC	U	V	06	35,000
GRANTOR: UNIVERSITY OF FLORIDA						
GRANTEE: NASSAU COUNTY JOINT						
0376/0248	1/01/1983	WD	U	V		100
GRANTOR:						
GRANTEE:						

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	009620	C	MARSH	0		OR	0.00	0.00	139.27	AC		1.00	1.00	1.00	100.00	100.00	13,927							

REVIEW DATE 01/01/2018 BY MH Total Acres: 139.27 Total Land Value: 13,927 Market: 0 Agricultural: 0 Common: 13,927 PRINTED 08/02/2023 BY SYS