ALL OF SEC
PT OR 2133/1638
EX 1-1

T CREEK LAND LLC
200 W FORSYTH ST, STE 1200
JACKSONVILLE, FL 32202

2023

22-2N-26-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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

FIVE MILE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 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		379,477
TOTAL MARKET VALUE		379,477
SOH/AGL Deduction		85,259
ASSESSED VALUE		294,218
TOTAL EXEMPTION VALUE	CP	189,738
BASE TAXABLE VALUE		104,480
TOTAL JUST VALUE		379,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/1638	7/17/2017	SW	Q	V	05	1,600,000
GRANTOR: THOMAS CREEK LLC						
GRANTEE: T CREEK LAND LLC						
1594/0138	11/20/2008	WD	Q	V		1,150,000
GRANTOR: THREE RIVERS TIMBER L						
GRANTEE: THOMAS CREEK 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	009900	C	AC NON-AG	0			0.00	0.00	74.67	AC		1.00	1.00	1.00	5,000.00	5,000.00	373,350							
2	009640	C	HDWD	0			0.00	0.00	35.01	AC		1.00	1.00	1.00	175.00	175.00	6,127							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 109.68 Total Land Value: 379,477 Market: 0 Agricultural: 0 Common: 379,477 PRINTED 08/02/2023 BY SYS