PT OF SECTION 23
IN OR 2466/1097
(EX PAR 1-1 1-3 & 1-2 & OR

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

2023

23-3N-24-0000-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

36849 JEFFERSON STONE TR, HILLIARD

BLD DATE	07/24/2008 JH	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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	290,100
TOTAL MARKET VALUE	31,811
SOH/AGL Deduction	0
ASSESSED VALUE	31,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,811
TOTAL JUST VALUE	290,100
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
2466/1097	5/28/2021	WD	Q	V	01	322,300
GRANTOR: LLLS TIMBERLAND LLC						
GRANTEE: LITTLE BOGGY CREEK						
1608/0990	2/09/2009	WD	U	V	16	987,400
GRANTOR: LLB TIMBERLANDS LLC						
GRANTEE: LLLS TIMBERLAND 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	005010	A	SVCE ACRGE	0	0005		0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	56.02	AC		1.00	1.00	1.00	550.00	550.00	30,811							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	58.02	AC		1.00	1.00	1.00	5,000.00	5,000.00	290,100							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 58.02 Total Land Value: 31,811 Market: 290,100 Agricultural: 31,811 Common: 0 PRINTED 08/02/2023 BY SYS