ALL OF SEC (EX 1-1)
(LESS 40A)
PT OR 1566/1713 OR 1345/1676

BOARD OF TRUSTEES OF INTERNAL
C/O FLA DEPT OF ENVIR PROTECT, 3900 COMMONWEALTH BLVD #115
TALLAHASSEE, FL 32399-3000

2023

26-1N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8701	STATE VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

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

WYATT TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/12/2023 DCA
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		1,291,150
TOTAL MARKET VALUE		1,291,150
SOH/AGL Deduction		95,998
ASSESSED VALUE		1,195,152
TOTAL EXEMPTION VALUE	05	1,195,152
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,291,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,291,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1566/1713	5/15/2008	WD	U	V	03	9,375,000
GRANTOR: FOSTER DAVID M TRUSTE						
GRANTEE: BOARD OF TRUSTEES O						
1345/1676	8/30/2005	WD	U	V	01	100
GRANTOR: MILNE DOUGLAS J TRUST						
GRANTEE: SOUTH NASSAU LAND I						

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	008700	C	STATE	0		OR	0.00	0.00	516.46	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,291,150							

REVIEW DATE 01/06/2023 BY HSA Total Acres: 516.46 Total Land Value: 1,291,150 Market: 0 Agricultural: 0 Common: 1,291,150 PRINTED 08/02/2023 BY SYS