N1/2, N1/2 OF SE1/4
SW1/4 OF SE1/4
PT OR 1411/889

**LONGLEAF MITIGATION DEV CO LLC**
C/O ROBERTS CAPITAL VENTURES, PO BOX 238
LAKE BUTLER, FL 32054

**2023**

**31-1N-24-0000-0001-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 9900 | NO AG ACREAGE | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

SAND HILL LN, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| 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 | | 1,100,000 |
| TOTAL MARKET VALUE | | 1,100,000 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 1,100,000 |
| TOTAL EXEMPTION VALUE | CE | 1,100,000 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 1,100,000 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,100,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2651/1158 | 6/14/2023 | QC | U | V | 11 | 100 |
| GRANTOR: WILDING MARY B REVOCA | | | | | | |
| GRANTEE: LONGLEAF MITIGATION | | | | | | |
| 2579/0187 | 7/06/2022 | MS | U | I | 37 | 85,000 |
| GRANTOR: CAPPS LIVING TRUST | | | | | | |
| GRANTEE: LONGLEAF MITIGATION | | | | | | |

### 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 | 009999 | C | EXEMPT | 0 | | OR | 0.00 | 0.00 | 400.00 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 1,000,000 | | | | | | | |
| 2 | 009999 | C | EXEMPT | 0 | | | 0.00 | 0.00 | 40.00 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 100,000 | | | | | | | |

REVIEW DATE 09/03/2021 BY TWA Total Acres: 440.00 Total Land Value: 1,100,000 Market: 0 Agricultural: 0 Common: 1,100,000 PRINTED 08/02/2023 BY SYS