ALL OF SEC (LESS E1/2)
PT OR 1047/1258

**BRANDY BRANCH LLC**
C/O TAX DEPARTMENT, 9540 SAN JOSE BLVD
JACKSONVILLE, FL 32257

**2023**

**35-1S-23-0000-0002-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

US HWY 301, 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 | 800,000 |
| TOTAL MARKET VALUE | 63,050 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 63,050 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 63,050 |
| TOTAL JUST VALUE | 800,000 |
| 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 |
|---|---|---|---|---|---|---|
| 1047/1258 | 4/03/2002 | FS | Q | V | | 4,809,000 |

GRANTOR: INTERNATIONAL PAPER C
GRANTEE: BRANDY BRANCH 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 | 005600 | A | TIMBER 3 SI | 0 | | OR | 0.00 | 0.00 | 30.00 | AC | | 1.00 | 1.00 | 1.00 | 410.00 | 410.00 | 12,300 | | | | | | | |
| 2 | 005902 | A | HARDWOOD SI | 0 | | | 0.00 | 0.00 | 290.00 | AC | | 1.00 | 1.00 | 1.00 | 175.00 | 175.00 | 50,750 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 320.00 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 800,000 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 320.00 Total Land Value: 63,050 Market: 800,000 Agricultural: 63,050 Common: 0 PRINTED 08/02/2023 BY SYS