IN OR 2490/1269

SANDY BLUFF DEVELOPMENT INC
2120 CORPORATE SQUARE BLVD #7
JACKSONVILLE, FL 32216

2023

38-3N-27-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

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

87433 ROSES BLUFF RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	527
TOTAL LAND VALUE - MARKET	1,481,700
TOTAL MARKET VALUE	21,241
SOH/AGL Deduction	223
ASSESSED VALUE	21,018
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,018
TOTAL JUST VALUE	1,482,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,201,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5082	CO ISSUED	0	06/01/2008
MH5082	MH MOVE-ON	0	06/01/2008
M13924	MECH OTHER	0	06/01/2008
P13296	OTHER	0	06/01/2008
487	TEMP POLE	500	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2490/1269	8/23/2021	SW	Q	V	01	1,500,000
GRANTOR: WFS FAMILY TRUST LLC						
GRANTEE: SANDY BLUFF DEVELOP						
2325/0825	12/13/2019	TD	U	I	11	100
GRANTOR: SHEFFIELD WILLIAM F F						
GRANTEE: WFS FAMILY TRUST LL						

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
1	0937	WELL	0	0	0	0	1.00	UT	60.00	60.00	100	0	0	3	100	60	
2	0937	WELL	0	0	0	0	1.00	UT	60.00	60.00	100	1995	1995	3	100	60	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	60.00	60.00	100	1995	1995	3	100	60	
4	0811	CONCRETE B	0	0	0	0	650.00	SF	0.05	0.05	100	2000	2000	3	80	27	
5	0803	ASPHALT C	0	0	0	0	32,000.00	SF	0.02	0.02	100	1998	1998	3	50	320	

LAND DESCRIPTION

TOTAL OB/XF 527

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		PUD	670.00	0.00	48.02	AC		1.00	1.00	1.00	410.00	410.00	19,688							
2	005902	A	HARDWOOD SI	0		PUD	0.00	0.00	5.86	AC		1.00	1.00	1.00	175.00	175.00	1,026							
3	009910	M	MKT.VAL.AG	0		PUD	0.00	0.00	53.88	AC		1.00	1.00	1.00	27,500.00	27,500.00	1,481,700							

REVIEW DATE 06/29/2018 BY SBX Total Acres: 53.88 Total Land Value: 20,714 Market: 1,481,700 Agricultural: 20,714 Common: 0 PRINTED 08/02/2023 BY SYS