PT OF E1/2
IN OR 2610/42
EX 1-27

SANDY OAKS DEVELOPMENT INC
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

2023

39-3N-27-0000-0001-0000

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

BROOKER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2023 DC
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	1,611,500
TOTAL MARKET VALUE	11,725
SOH/AGL Deduction	0
ASSESSED VALUE	11,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,725
TOTAL JUST VALUE	1,611,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,397,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/0042	12/16/2022	WD	Q	V	01	2,000,000
GRANTOR: BELLES RIVER PROJECT						
GRANTEE: SANDY OAKS DEVELOPM						
1753/1394	8/30/2011	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BELLES RIVER PROJEC						

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 1,	190.00	300.00	58.60	AC	1	1.22	1.00	0.49	410.00	200.08	11,725							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	58.60	AC		1.00	1.00	1.00	27,500.00	27,500.00	1,611,500							

REVIEW DATE 08/31/2022 BY NWA Total Acres: 58.60 Total Land Value: 11,725 Market: 1,611,500 Agricultural: 11,725 Common: 0 PRINTED 08/02/2023 BY SYS