IN OR 1945/1029
EX 1-12 1-14 1-15 1-16 1-17 &
EX 1-18 1-20 1-21 1-22 1-24

PUTTA PUTTI COMPANY LLC
7715 BURNT OAK TRAIL
JACKSONVILLE, FL 32256

2023

42-2N-27-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	691,200
TOTAL MARKET VALUE	691,200
SOH/AGL Deduction	374,954
ASSESSED VALUE	316,246
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,246
TOTAL JUST VALUE	691,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	475,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E973909	REMODEL	100	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1945/1029	10/22/2014	SW	Q	V	02	245,000
GRANTOR: YULEE TIMBERLANDS LLC						
GRANTEE: PUTTA PUTTI COMPANY						
1253/1848	8/19/2004	WD	U	V	19	15,200
GRANTOR: Y P C INC						
GRANTEE: YULEE TIMBERLANDS L						

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	000192	C	UNDEVELOP	0		OR	0.00	0.00	5.76	AC		1.00	1.00	1.50	80,000.00	120,000.00	691,200							

REVIEW DATE 01/01/2018 BY MH Total Acres: 5.76 Total Land Value: 691,200 Market: 0 Agricultural: 0 Common: 691,200 PRINTED 08/02/2023 BY SYS