N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2023

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

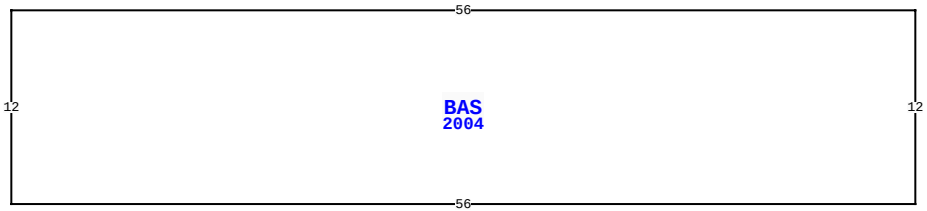
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	8,000
TOTALS	672		672	8,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	61.0400	39.68	26,665	1971	1971	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2023 Heated Area: 672 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE	04/11/2022	KK	LAND DATE	04/11/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,848
TOTAL MARKET OB/XF VALUE	143,892
TOTAL LAND VALUE - MARKET	582,400
TOTAL MARKET VALUE	954,140
SOH/AGL Deduction	0
ASSESSED VALUE	954,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	954,140
TOTAL JUST VALUE	954,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	679,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000285	MH MOVE-ON	1	01/09/2023
23000289	MH MOVE-ON	1	01/09/2023
C5307	CO ISSUED	0	05/16/2011
M15685	H/AC	0	10/01/2010
P14457	NEW CONSTR	0	09/01/2010
C5203	CO ISSUED	0	08/07/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W56 S12 E56 N12 $.

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	0803	ASPHALT C	0	0	0	0	5,240.00	SF	2.00	2.00	100	1984	1984	3	50	5,240	
2	0430	CL FNC 6B	0	0	0	0	1,000.00	LF	9.70	9.70	100	1988	1988	3	26	2,522	
4	0940	SHEDS/PORT	0	0	10	10	100.00	SF	20.10	20.10	100	1980	1980	3	20	402	
5	0940	SHEDS/PORT	0	0	20	10	200.00	SF	20.10	20.10	100	1996	1996	3	20	804	
7	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	1996	1996	3	20	32	
8	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	1996	1996	3	20	48	
9	0351	CARPORT MT	0	0	10	18	180.00	SF	10.00	10.00	100	1996	1996	3	20	360	
10	1242	WD DECK A	0	0	6	5	30.00	SF	10.00	10.00	100	2008	2008	3	40	120	
11	1242	WD DECK A	0	0	5	4	20.00	SF	10.00	10.00	100	2008	2008	3	40	80	
14	0940	SHEDS/PORT	0	0	12	8	96.00	SF	20.10	20.10	100	2009	2009	3	45	868	

TOTAL OB/XF 10,476

LAND DESCRIPTION

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	002800	C	PARKNG LOT	0	0004	CI	250.00	300.00	228,392.00	SF		1.00	1.00	0.85	3.00	2.55	582,400							

REVIEW DATE 06/28/2023 BY HS Total Acres: 0.00 Total Land Value: 582,400 Market: 0 Agricultural: 0 Common: 582,400 PRINTED 08/02/2023 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2023

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

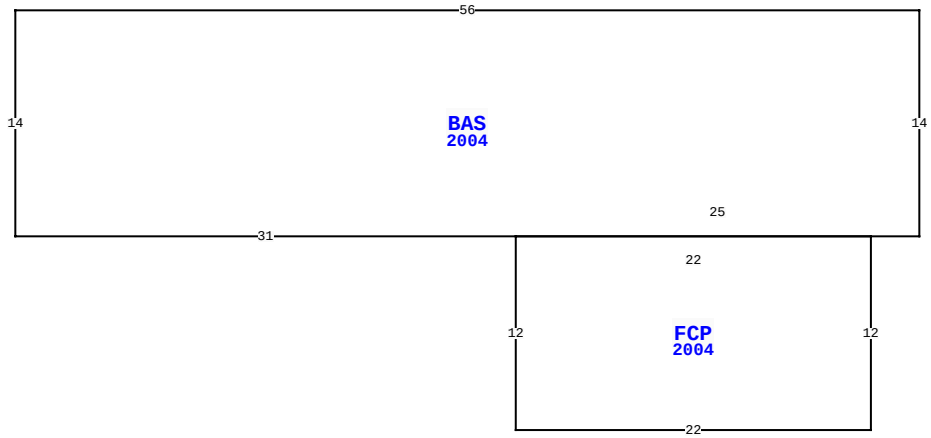
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	9,975
FCP	264	25	66	840
TOTALS	1,048		850	10,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	850	65.2400	42.41	36,048	1967	1967	0	0	0	70.00	30.00

3 M/H 93- – 0% - 2023 Heated Area: 784 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	04/11/2022	KK	LGL DATE
XF DATE	04/11/2022	KK	LAND DATE 04/11/2022 KK
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,848
TOTAL MARKET OB/XF VALUE	143,892
TOTAL LAND VALUE - MARKET	582,400
TOTAL MARKET VALUE	954,140
SOH/AGL Deduction	0
ASSESSED VALUE	954,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	954,140
TOTAL JUST VALUE	954,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	679,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5203	MH MOVE-ON	0	07/01/2009
M14680	MECH OTHER	0	07/01/2009
MH4965	CO ISSUED	0	09/19/2008
C4952	CO ISSUED	0	07/01/2007
MH4952	MH MOVE-ON	0	07/01/2007
P12539	OTHER	0	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W56 S14 E31 FCP=[YR=2004] S12 E22 N12 W22 $ E25 N14 $.

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
15	0751	UOP	0	0	16	8	128.00	SF	10.00	10.00	100	2009	2009	3	60	768	
16	0350	CARPORT WD	0	0	12	12	144.00	SF	8.58	8.58	100	2009	2009	3	45	556	
17	1242	WD DECK A	0	0	8	6	48.00	SF	6.70	6.70	100	2000	2000	3	20	64	
19	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	2000	2000	3	20	192	
22	0751	UOP	0	0	20	9	180.00	SF	10.00	10.00	100	2000	2000	3	29	522	
23	0751	UOP	0	0	12	6	72.00	SF	10.00	10.00	100	1996	1996	3	25	180	
25	0940	SHEDS/PORT	0	0	14	7	98.00	SF	30.00	30.00	100	1996	1996	3	20	588	
26	0751	UOP	0	0	12	8	96.00	SF	10.00	10.00	100	1996	1996	3	25	240	
27	0940	SHEDS/PORT	0	0	9	6	54.00	SF	17.70	17.70	100	1996	1996	3	20	191	
28	0940	SHEDS/PORT	0	0	10	8	80.00	SF	17.70	17.70	100	1996	1996	3	20	283	

TOTAL OB/XF 3,584

LAND DESCRIPTION

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

REVIEW DATE 06/28/2023 BY HS Total Acres: 0.00 Total Land Value: 582,400 Market: 0 Agricultural: 0 Common: 582,400 PRINTED 08/02/2023 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2023

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

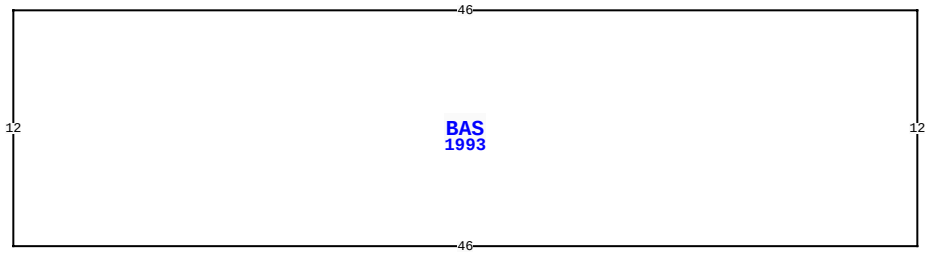
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100	552	9,903
TOTALS	552		552	9,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	552	92.0000	59.80	33,010	1983	1983	0	0	0	70.00	30.00

5 M/H 93- – 0% - 2023 Heated Area: 552 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	04/11/2022	KK	LGL DATE
XF DATE	04/11/2022	KK	LAND DATE 04/11/2022 KK
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,848
TOTAL MARKET OB/XF VALUE	143,892
TOTAL LAND VALUE - MARKET	582,400
TOTAL MARKET VALUE	954,140
SOH/AGL Deduction	0
ASSESSED VALUE	954,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	954,140
TOTAL JUST VALUE	954,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	679,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13001	MECH OTHER	0	06/01/2007
P12468	OTHER	0	06/01/2007
E14594	ELEC OTHER	0	03/01/2005
M09475	MECH OTHER	0	03/01/2005
P09237	OTHER	0	03/01/2005
MH044328	MH MOVE-ON	0	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S12 E46 N12 $.

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
29	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	1996	1996	3	20	96	
30	1242	WD DECK A	0	0	32	5	160.00	SF	10.00	10.00	100	2007	2007	3	35	560	
31	1242	WD DECK A	0	0	5	5	25.00	SF	10.00	10.00	100	1996	1996	3	20	50	
33	0940	SHEDS/PORT	0	0	8	7	56.00	SF	30.00	30.00	100	1996	1996	3	20	336	
34	0940	SHEDS/PORT	0	0	9	8	72.00	SF	30.00	30.00	100	2005	2005	3	27	583	
35	0681	POLE SHED	0	0	9	7	63.00	SF	15.00	15.00	100	2005	2005	3	44	416	
36	0751	UOP	0	0	14	12	168.00	SF	10.00	10.00	100	2005	2005	3	44	739	
37	0940	SHEDS/PORT	0	0	12	8	96.00	SF	25.50	25.50	100	2012	2012	3	60	1,469	
38	0940	SHEDS/PORT	0	0	12	10	120.00	SF	25.50	25.50	100	1996	1996	3	20	612	
39	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	1996	1996	3	20	32	

TOTAL OB/XF 4,893

LAND DESCRIPTION

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

REVIEW DATE 06/28/2023 BY HS Total Acres: 0.00 Total Land Value: 582,400 Market: 0 Agricultural: 0 Common: 582,400 PRINTED 08/02/2023 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2023

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

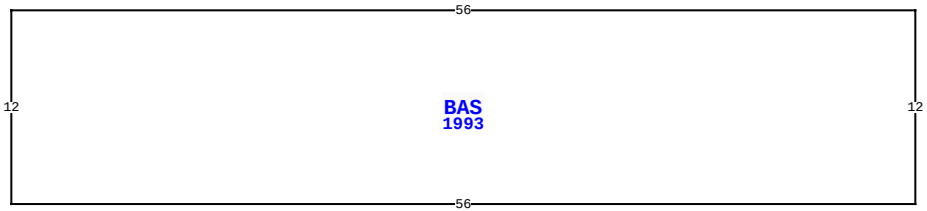
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	8,183
TOTALS	672		672	8,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	62.4400	40.59	27,276	1972	1972	0	0	0	70.00	30.00

6 M/H 93- – 0% - 2023 Heated Area: 672 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE	04/11/2022	KK	LAND DATE	04/11/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,848
TOTAL MARKET OB/XF VALUE	143,892
TOTAL LAND VALUE - MARKET	582,400
TOTAL MARKET VALUE	954,140
SOH/AGL Deduction	0
ASSESSED VALUE	954,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	954,140
TOTAL JUST VALUE	954,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	679,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003002	MH MOVE-ON	0	02/01/2000
MH992947	MH MOVE-ON	0	12/01/1999
MH982421	MH MOVE-ON	0	10/01/1998
971789	MH MOVE-ON	0	06/01/1997
961176	MH MOVE-ON	0	01/01/1996
95-1086	MH MOVE-ON	0	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12 $.

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
40	0753	UEP	0	0	27	8	216.00	SF	22.00	22.00	100	1996	1996	3	25	1,188	
41	1242	WD DECK A	0	0	36	4	144.00	SF	10.00	10.00	100	2000	2000	3	20	288	
42	1242	WD DECK A	0	0	9	6	54.00	SF	10.00	10.00	100	2000	2000	3	20	108	
43	0751	UOP	0	0	12	8	96.00	SF	10.00	10.00	100	2006	2006	3	48	461	
44	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1996	1996	3	20	480	
45	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	100	2011	2011	3	55	198	
46	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1996	1996	3	20	576	
47	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1996	1996	3	20	576	
48	0751	UOP	0	0	16	8	128.00	SF	10.00	10.00	100	1996	1996	3	25	320	
49	0751	UOP	0	0	13	8	104.00	SF	10.00	10.00	100	1996	1996	3	25	260	

LAND DESCRIPTION

TOTAL OB/XF 4,455

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

REVIEW DATE 06/28/2023 BY HS Total Acres: 0.00 Total Land Value: 582,400 Market: 0 Agricultural: 0 Common: 582,400 PRINTED 08/02/2023 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

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PO BOX 2560
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2023

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

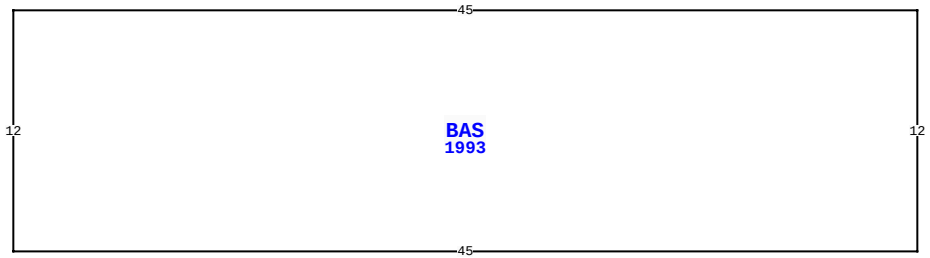
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	540	9,056
TOTALS	540		540	9,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	540	86.0000	55.90	30,186	1983	1983	0	0	0	70.00	30.00

8 M/H 93- – 0% - 2023 Heated Area: 540 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	04/11/2022	KK	LGL DATE
XF DATE	04/11/2022	KK	LAND DATE 04/11/2022 KK
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,848
TOTAL MARKET OB/XF VALUE	143,892
TOTAL LAND VALUE - MARKET	582,400
TOTAL MARKET VALUE	954,140
SOH/AGL Deduction	0
ASSESSED VALUE	954,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	954,140
TOTAL JUST VALUE	954,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	679,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S12 E45 N12 $.

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
50	0940	SHEDS/PORT	0	0	8	7	56.00	SF	30.00	30.00	100	1996	1996	3	20	336	
51	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1996	1996	3	20	576	
52	0751	UOP	0	0	20	6	120.00	SF	10.00	10.00	100	1996	1996	3	25	300	
53	0751	UOP	0	0	10	6	60.00	SF	10.00	10.00	100	1996	1996	3	25	150	
54	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	1996	1996	3	20	1,440	
55	0751	UOP	0	0	16	6	96.00	SF	10.00	10.00	100	1996	1996	3	25	240	
56	0751	UOP	0	0	16	6	96.00	SF	10.00	10.00	100	1996	1996	3	25	240	
57	0751	UOP	0	0	16	8	128.00	SF	10.00	10.00	100	1996	1996	3	25	320	
58	0510	GARAGE WD-	0	0	30	12	360.00	SF	35.00	35.00	100	1996	1996	3	25	3,150	
59	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	100	1996	1996	3	20	288	

TOTAL OB/XF 7,040

LAND DESCRIPTION

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

REVIEW DATE 06/28/2023 BY HS Total Acres: 0.00 Total Land Value: 582,400 Market: 0 Agricultural: 0 Common: 582,400 PRINTED 08/02/2023 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2023

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

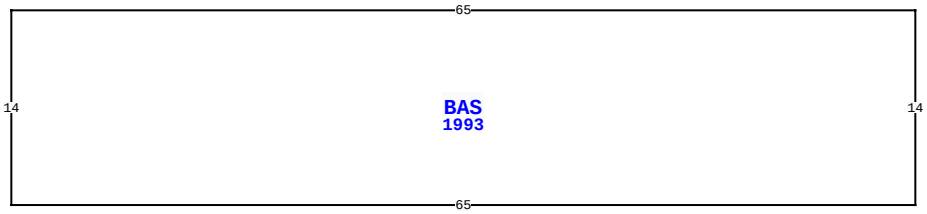
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	910	16,893
TOTALS	910		910	16,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	910	95.2000	61.88	56,311	1983	1983	0	0	0	70.00	30.00

9 M/H 93- – 0% - 2023 Heated Area: 910 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE	04/11/2022	KK	LAND DATE	04/11/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,848
TOTAL MARKET OB/XF VALUE	143,892
TOTAL LAND VALUE - MARKET	582,400
TOTAL MARKET VALUE	954,140
SOH/AGL Deduction	0
ASSESSED VALUE	954,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	954,140
TOTAL JUST VALUE	954,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	679,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S14 E65 N14 $.

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
60	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	2010	2010	3	50	960	
61	0351	CARPORT MT	0	0	20	12	240.00	SF	10.00	10.00	100	2003	2003	3	22	528	
62	0754	FOP	0	0	16	6	96.00	SF	15.00	15.00	100	2003	2003	3	22	317	
63	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2003	2003	3	22	528	
64	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2003	2003	3	22	634	
65	0754	FOP	0	0	14	6	84.00	SF	15.00	15.00	100	2003	2003	3	22	277	
66	0803	ASPHALT C	0	0	0	0	1,172.00	SF	2.00	2.00	100	2003	2003	3	54	1,266	
67	0479	VF PICKET	0	0	0	0	40.00	LF	10.00	10.00	100	2003	2003	3	64	256	
78	0430	CL FNC 6B	0	0	0	0	700.00	LF	9.70	9.70	100	1985	1985	3	23	1,562	
79	0803	ASPHALT C	0	0	455	20	9,100.00	SF	2.00	2.00	100	1980	1980	3	50	9,100	

TOTAL OB/XF 15,428

LAND DESCRIPTION

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

REVIEW DATE 06/28/2023 BY HS Total Acres: 0.00 Total Land Value: 582,400 Market: 0 Agricultural: 0 Common: 582,400 PRINTED 08/02/2023 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2023

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

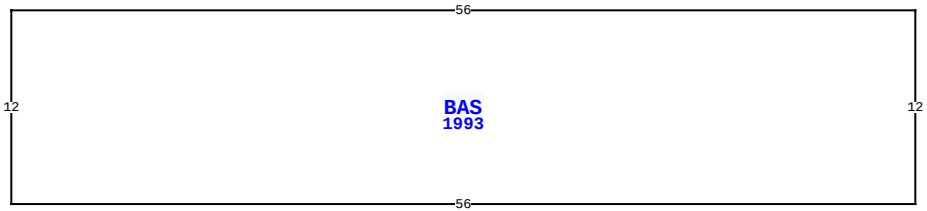
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	8,550
TOTALS	672		672	8,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	65.2400	42.41	28,500	1972	1972	0	0	0	70.00	30.00

11 M/H 93- – 0% - 2023 Heated Area: 672 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE	04/11/2022	KK	LAND DATE	04/11/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,848
TOTAL MARKET OB/XF VALUE	143,892
TOTAL LAND VALUE - MARKET	582,400
TOTAL MARKET VALUE	954,140
SOH/AGL Deduction	0
ASSESSED VALUE	954,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	954,140
TOTAL JUST VALUE	954,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	679,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12$.

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
80	2810	MH SPACE	0	0	0	0	40.00	SF	2,400.00	2,400.00	100	2000	2000	3	100	96,000	
81	0510	GARAGE WD-	0	0	24	12	288.00	SF	35.00	35.00	100	1983	1983	3	20	2,016	

LAND DESCRIPTION

TOTAL OB/XF 98,016

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

REVIEW DATE 06/28/2023 BY HS Total Acres: 0.00 Total Land Value: 582,400 Market: 0 Agricultural: 0 Common: 582,400 PRINTED 08/02/2023 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2023

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

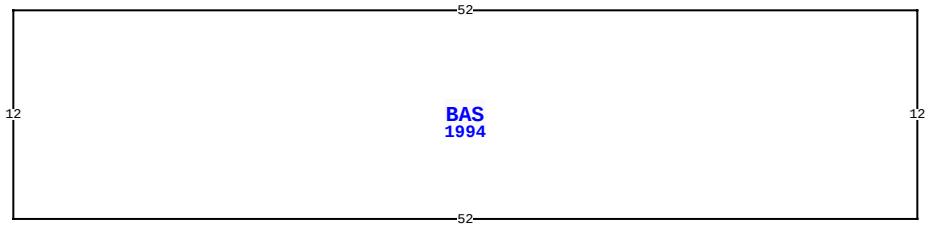
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	10,610
TOTALS	624		624	10,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	624	87.2000	56.68	35,368	1982	1982	0	0	0	70.00	30.00

14 M/H 93- – 0% - 2023 Heated Area: 624 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE	04/11/2022	KK	LAND DATE	04/11/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,848
TOTAL MARKET OB/XF VALUE	143,892
TOTAL LAND VALUE - MARKET	582,400
TOTAL MARKET VALUE	954,140
SOH/AGL Deduction	0
ASSESSED VALUE	954,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	954,140
TOTAL JUST VALUE	954,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	679,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W52 S12 E52 N12 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2023 BY HS Total Acres: 0.00 Total Land Value: 582,400 Market: 0 Agricultural: 0 Common: 582,400 PRINTED 08/02/2023 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2023

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

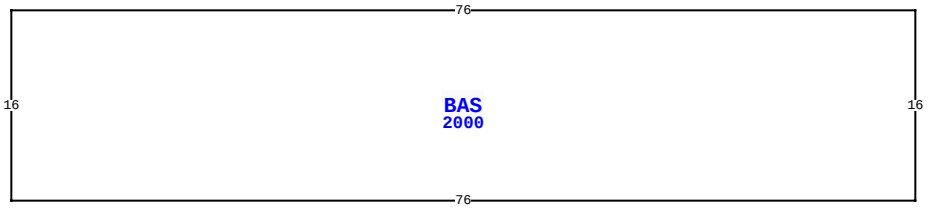
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	18,977
TOTALS	1,216		1,216	18,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,216	68.6000	44.59	54,221	1995	1995	0	0	0	65.00	35.00

15 M/H 93- – 0% - 2023 Heated Area: 1216 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE	04/11/2022	KK	LAND DATE	04/11/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,848
TOTAL MARKET OB/XF VALUE	143,892
TOTAL LAND VALUE - MARKET	582,400
TOTAL MARKET VALUE	954,140
SOH/AGL Deduction	0
ASSESSED VALUE	954,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	954,140
TOTAL JUST VALUE	954,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	679,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 S16 E76 N16$.

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

REVIEW DATE 06/28/2023 BY HS Total Acres: 0.00 Total Land Value: 582,400 Market: 0 Agricultural: 0 Common: 582,400 PRINTED 08/02/2023 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2023

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

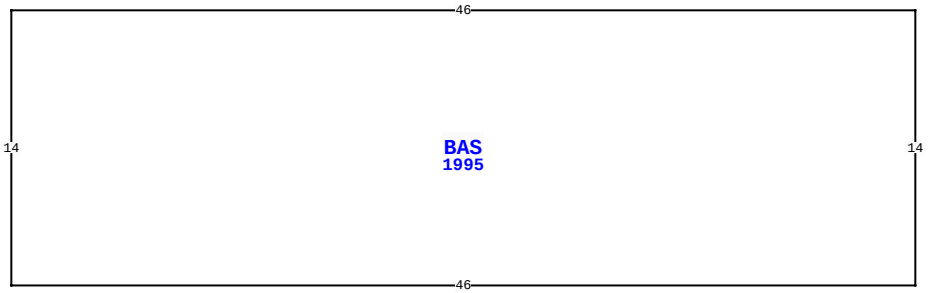
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100	644	11,252
TOTALS	644		644	11,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	644	89.6000	58.24	37,507	1992	1992	0	0	0	70.00	30.00

17 M/H 93- – 0% - 2023 Heated Area: 644 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE	04/11/2022	KK	LAND DATE	04/11/2022 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,848
TOTAL MARKET OB/XF VALUE	143,892
TOTAL LAND VALUE - MARKET	582,400
TOTAL MARKET VALUE	954,140
SOH/AGL Deduction	0
ASSESSED VALUE	954,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	954,140
TOTAL JUST VALUE	954,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	679,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W46 S14 E46 N14$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2023 BY HS Total Acres: 0.00 Total Land Value: 582,400 Market: 0 Agricultural: 0 Common: 582,400 PRINTED 08/02/2023 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2023

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

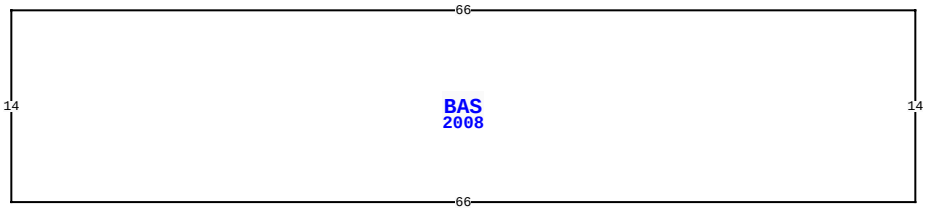
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	15,892
TOTALS	924		924	15,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	88.2000	57.33	52,973	1984	1984	0	0	0	70.00	30.00

19 M/H 93- – 0% - 2023 Heated Area: 924 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE	04/11/2022	KK	LAND DATE	04/11/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,848
TOTAL MARKET OB/XF VALUE	143,892
TOTAL LAND VALUE - MARKET	582,400
TOTAL MARKET VALUE	954,140
SOH/AGL Deduction	0
ASSESSED VALUE	954,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	954,140
TOTAL JUST VALUE	954,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	679,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S14 E66 N14$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2023 BY HS Total Acres: 0.00 Total Land Value: 582,400 Market: 0 Agricultural: 0 Common: 582,400 PRINTED 08/02/2023 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2023

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

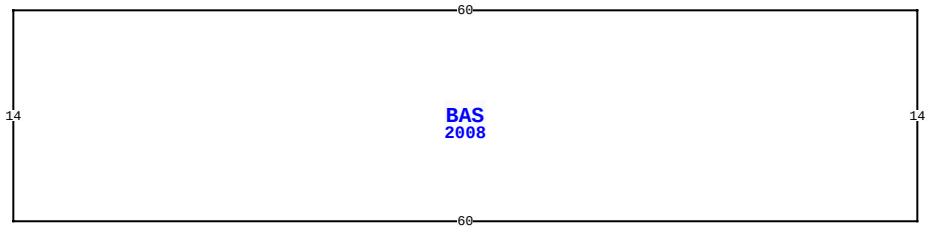
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	15,594
TOTALS	840		840	15,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	840	95.2000	61.88	51,979	1986	1986	0	0	0	70.00	30.00

21 M/H 93- – 0% - 2023 Heated Area: 840 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE	04/11/2022	KK	LAND DATE	04/11/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,848
TOTAL MARKET OB/XF VALUE	143,892
TOTAL LAND VALUE - MARKET	582,400
TOTAL MARKET VALUE	954,140
SOH/AGL Deduction	0
ASSESSED VALUE	954,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	954,140
TOTAL JUST VALUE	954,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	679,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S14 E60 N14$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2023 BY HS Total Acres: 0.00 Total Land Value: 582,400 Market: 0 Agricultural: 0 Common: 582,400 PRINTED 08/02/2023 BY SYS

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& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2023

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

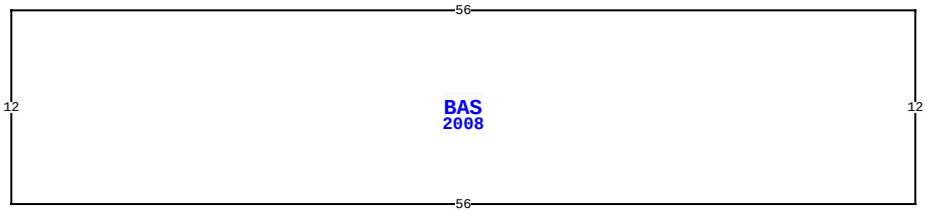
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	11,165
TOTALS	672		672	11,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	85.2000	55.38	37,215	1972	1972	0	0	0	70.00	30.00

23 M/H 93- – 0% - 2023 Heated Area: 672 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE	04/11/2022	KK	LAND DATE	04/11/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,848
TOTAL MARKET OB/XF VALUE	143,892
TOTAL LAND VALUE - MARKET	582,400
TOTAL MARKET VALUE	954,140
SOH/AGL Deduction	0
ASSESSED VALUE	954,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	954,140
TOTAL JUST VALUE	954,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	679,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W56 S12 E56 N12$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2023 BY HS Total Acres: 0.00 Total Land Value: 582,400 Market: 0 Agricultural: 0 Common: 582,400 PRINTED 08/02/2023 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2023

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

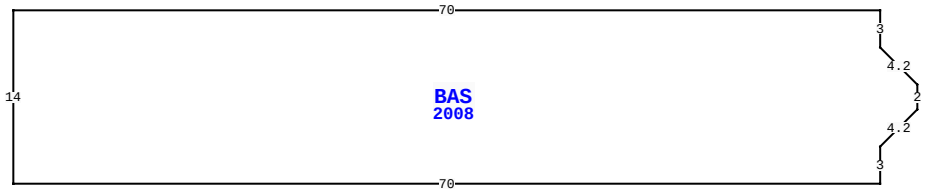
DOR CODE 2800 PARKING/MH LOT
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4051.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	995	100	995	19,053
TOTALS	995		995	19,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	995	98.2000	63.83	63,511	1986	1986	0	0	0	70.00	30.00

24 M/H 93- – 0% - 2023 Heated Area: 995 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE	04/11/2022	KK	LAND DATE	04/11/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,848
TOTAL MARKET OB/XF VALUE	143,892
TOTAL LAND VALUE - MARKET	582,400
TOTAL MARKET VALUE	954,140
SOH/AGL Deduction	0
ASSESSED VALUE	954,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	954,140
TOTAL JUST VALUE	954,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	679,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W70 S14 E70 N3 R3 U3 N2 L3 U3 N3$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2023 BY HS Total Acres: 0.00 Total Land Value: 582,400 Market: 0 Agricultural: 0 Common: 582,400 PRINTED 08/02/2023 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2023

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

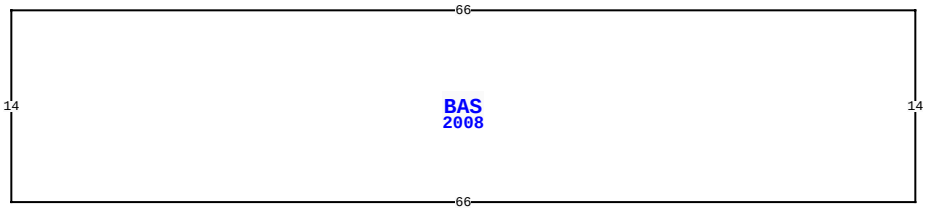
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	17,153
TOTALS	924		924	17,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	95.2000	61.88	57,177	1991	1991	0	0	0	70.00	30.00

26 M/H 93- – 0% - 2023 Heated Area: 924 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE	04/11/2022	KK	LAND DATE	04/11/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,848
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SOH/AGL Deduction	0
ASSESSED VALUE	954,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	954,140
TOTAL JUST VALUE	954,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	679,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S14 E66 N14$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2023 BY HS Total Acres: 0.00 Total Land Value: 582,400 Market: 0 Agricultural: 0 Common: 582,400 PRINTED 08/02/2023 BY SYS

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2023

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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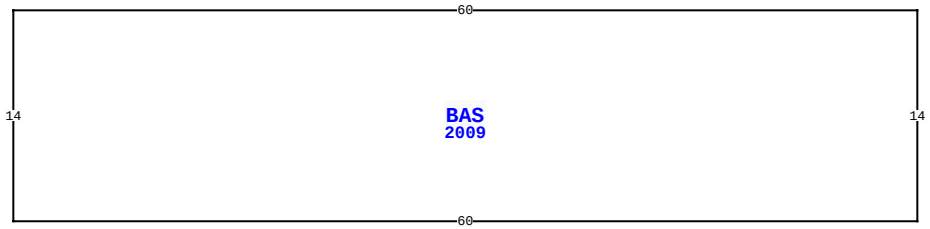
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	14,447
TOTALS	840		840	14,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	840	88.2000	57.33	48,157	1979	1979	0	0	0	70.00	30.00

30 M/H 93- – 0% - 2023 Heated Area: 840 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE	04/11/2022	KK	LAND DATE	04/11/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

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Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,848
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ASSESSED VALUE	954,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	954,140
TOTAL JUST VALUE	954,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	679,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W60 S14 E60 N14$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2023 BY HS Total Acres: 0.00 Total Land Value: 582,400 Market: 0 Agricultural: 0 Common: 582,400 PRINTED 08/02/2023 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

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2023

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

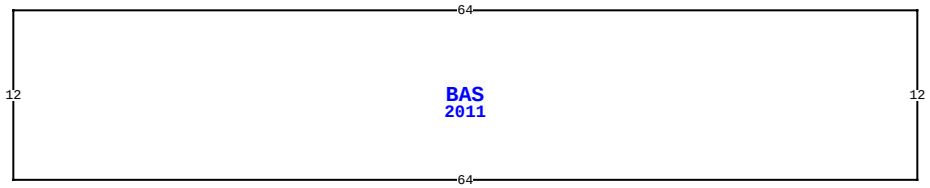
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	13,209
TOTALS	768		768	13,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	768	88.2000	57.33	44,029	1973	1973	0	0	0	70.00	30.00

33 M/H 93- – 0% - 2023 Heated Area: 768 HX Base Yr



8652 JAKE CARLTON RD, YULEE

BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE	04/11/2022	KK	LAND DATE	04/11/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	227,848
TOTAL MARKET OB/XF VALUE	143,892
TOTAL LAND VALUE - MARKET	582,400
TOTAL MARKET VALUE	954,140
SOH/AGL Deduction	0
ASSESSED VALUE	954,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	954,140
TOTAL JUST VALUE	954,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	679,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1618	5/05/2022	SW	Q	I	01	1,100,000
GRANTOR: ALL INVESTMENT TRUST						
GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W64 S12 E64 N12$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2023 BY HS Total Acres: 0.00 Total Land Value: 582,400 Market: 0 Agricultural: 0 Common: 582,400 PRINTED 08/02/2023 BY SYS

N 50 FT OF W 300 FT OF LOT 1
& WEST 300 FT OF LOT 2,LOT 3,
& S 58 FT OF LOT 4

TEAKWOOD LOTS LLC
PO BOX 2560
DOUGLAS, GA 31534

2023

42-2N-27-4600-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

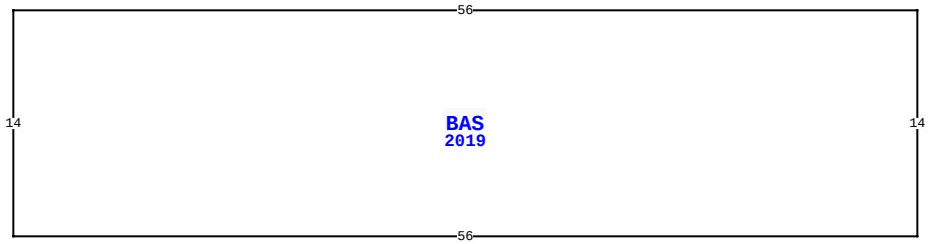
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	9,098
TOTALS	784		784	9,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	59.5000	38.68	30,325	1994	1994	0	0	0	70.00	30.00

34 M/H 93- – 0% - 2023 Heated Area: 784 HX Base Yr



8652 JAKE CARLTON RD, YULEE

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XF DATE	04/11/2022	KK	LAND DATE	04/11/2022 KK
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INCOME VALUE	
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GRANTEE: TEAKWOOD LOTS LLC						
1964/0958	2/20/2015	SW	U	I	12	550,000
GRANTOR: 8652 JAKE CARLTON ROA						
GRANTEE: ALL INVESTMENT TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W56 S14 E56 N14$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2023 BY HS Total Acres: 0.00 Total Land Value: 582,400 Market: 0 Agricultural: 0 Common: 582,400 PRINTED 08/02/2023 BY SYS