ALL OF (LESS 77A)
PT OR 1247/1380 & 1376
ESMT PT OR 1361/519

WOODBRIDGE NASSAU JOINT VNTRE
C/O 95094 ARBOR LANE
FERNANDINA BEACH, FL 32034

2023

42-2N-28-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

COLLEGE PKWY, FERNANDINA BEACH

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	1,793,500
TOTAL MARKET VALUE	35,857
SOH/AGL Deduction	0
ASSESSED VALUE	35,857
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,857
TOTAL JUST VALUE	1,793,500
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
1247/1380	7/23/2004	WD	Q	V		970,700
GRANTOR: RAYLAND LLC						
GRANTEE: WOODBRIDGE NASSAU J						
1247/1376	7/23/2004	QC	U	V	06	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: WOODBRIDGE NASSAU J						

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	005500	A	TIMBER 2 SI	0		PUD	0.00	0.00	62.14	AC		1.00	1.00	1.00	550.00	550.00	34,177							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	9.60	AC		1.00	1.00	1.00	175.00	175.00	1,680							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	71.74	AC		1.00	1.00	1.00	25,000.00	25,000.00	1,793,500							

REVIEW DATE 01/01/2018 BY MH Total Acres: 71.74 Total Land Value: 35,857 Market: 1,793,500 Agricultural: 35,857 Common: 0 PRINTED 08/02/2023 BY SYS