

PT DELIA BROADWAY GRANT
SEC 44-4N-23E & PT GOVT LOTS
1,2,3 & 4 OF SEC 29-4N-23E IN

ST MARYS FARM LLC
ONE INDEPENDENT DR STE 3120
JACKSONVILLE, FL 32202

2023

44-4N-23-0000-0001-0010



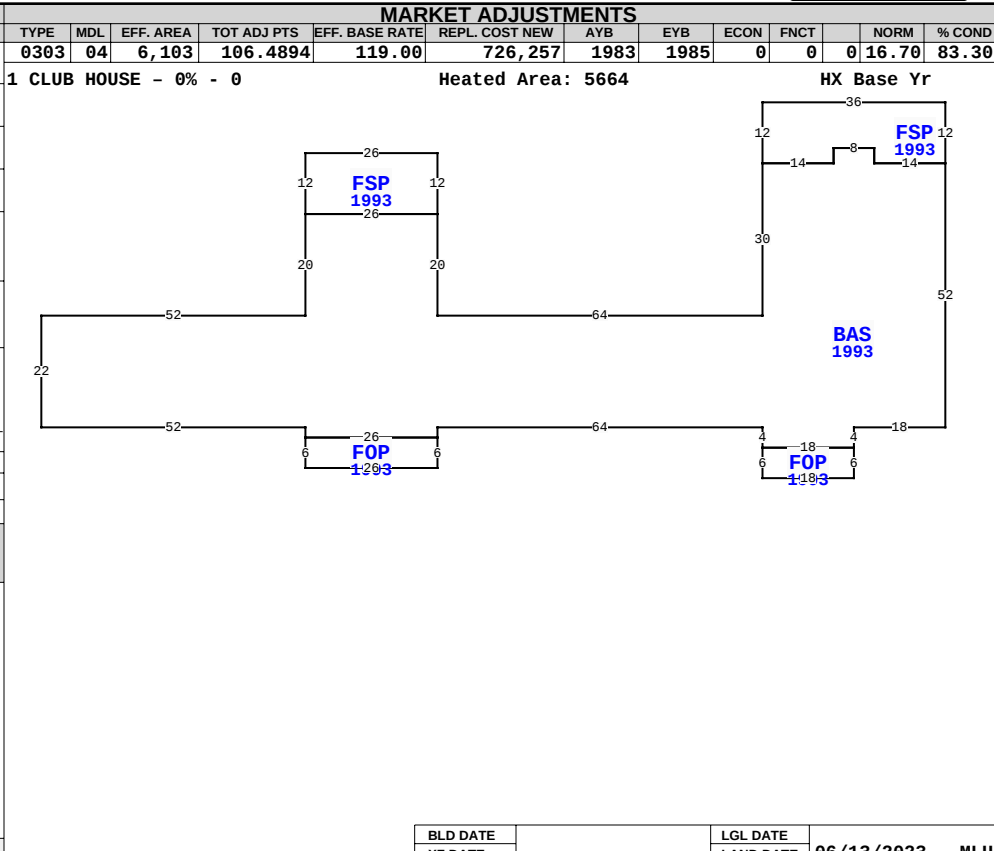
BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	05	AVERAGE 90	
Exterior Wall	12	CEDAR 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	06	CUST PANEL 100	
Interior Floor	14	CARPET 90	
Interior Floor	11	CLAY TILE 10	
Ceiling	02	F.NOT SUS 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures	17	100	
Frame	02	WOOD FRAME 100	
Story Height	0	100	
RMS	7	100	
Stories	1.	1. 100	
Units	0	100	
BUD8 Adjustme	04	DIST 01 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,664	100	5,664	561,455
FOP	108	30	32	3,172
FOP	156	30	47	4,659
FSP	312	50	156	15,464
FSP	408	50	204	20,222
TOTALS	6,648		6,103	604,972

L N	OB/UF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	2,133.00	SF	4.00	4.00	100	1983	1983	3	44	3,754	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	56	1,120	
3	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	100	1983	1983	3	20	288	
4	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	100	1983	1983	3	20	576	
5	0381	COOLER	0	0	6	10	60.00	SF	82.50	82.50	100	1983	1983	3	20	990	
6	0812	CONCRETE C	0	0	10	20	200.00	SF	4.00	4.00	100	1983	1983	3	44	352	
7	0940	SHEDS/PORT	0	0	12	17	204.00	SF	30.00	30.00	100	1983	1983	3	20	1,224	
8	0812	CONCRETE C	0	0	12	11	132.00	SF	4.00	4.00	100	1983	1983	3	44	232	
10	0681	POLE SHED	0	0	20	30	600.00	SF	15.00	15.00	100	1973	1973	3	20	1,800	
11	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1986	1986	3	20	384	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	005000	C	RURAL HOME	0	000
2	005600	A	TIMBER 3 SI	0	
3	006000	A	PAST1/HAY	0	
4	005902	A	HARDWOOD SI	0	
5	009910	M	MKT. VAL. AG	0	

REVIEW DATE 04/28/2020 BY TWA Total Acres: 439.60 Total Land Value: 213,258 Market: 1,094,000 Agricultural: 153,258 Common: 60,000 PRINTED 08/02/2023 BY SYS



31000 HIDDEN BRANCH LN, HILLIARD											XF DATE		LAND DATE		06/13/2023	MLC	
											INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES							
2,133.00	SF	4.00	4.00	100	1983	1983	3	44	3,754								
1.00	UT	2,000.00	2,000.00	100	1983	1983	3	56	1,120								
48.00	SF	30.00	30.00	100	1983	1983	3	20	288								
96.00	SF	30.00	30.00	100	1983	1983	3	20	576								
60.00	SF	82.50	82.50	100	1983	1983	3	20	990								
200.00	SF	4.00	4.00	100	1983	1983	3	44	352								
204.00	SF	30.00	30.00	100	1983	1983	3	20	1,224								
132.00	SF	4.00	4.00	100	1983	1983	3	44	232								
600.00	SF	15.00	15.00	100	1973	1973	3	20	1,800								
64.00	SF	30.00	30.00	100	1986	1986	3	20	384								

TOTAL OB/XF														10,720			
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE					
07	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00						
		0.00	0.00	301.48	AC		1.00	1.00	1.00	410.00	410.00	1,242,607.20					
		0.00	0.00	22.00	AC		1.00	1.00	1.00	440.00	440.00	9,680.00					
		0.00	0.00	114.12	AC		1.00	1.00	1.00	175.00	175.00	19,971.00					
		0.00	0.00	437.60	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,094,000.00					

NASSAU COUNTY PROPERTY		PAGE 1 of 3		4
VALUATION SUMMARY		STANDARD		
VALUATION BY	Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			867,209	
TOTAL MARKET OB/UF VALUE			42,261	
TOTAL LAND VALUE - MARKET			1,154,000	
TOTAL MARKET VALUE			1,122,728	
SOH/AGL Deduction			126,417	
ASSESSED VALUE			996,311	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			996,311	
TOTAL JUST VALUE			2,063,470	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			766,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412430	NEW CONSTR	0	03/01/2004
R045909	ADDITION	5,341	01/03/2004
E0311617	XFOB	0	08/01/2003
2860	H/AC	3,500	12/28/1988
5559	REMODEL	3,000	12/07/1988
3311	NEW BATH	3,000	12/07/1988

SALES DATA		OFF RECORD		DATE		TYPE		Q		V		RSN		SALE	
Number						INST		U		I		CD		PRICE	
2506/0457	10/18/2021	SW	U	I	30									3,200,000	
GRANTOR: BB CHICKEN II LLC															
GRANTEE: ST MARYS FARM LLC															
2506/0454	10/18/2021	QC	U	I	11									100	
GRANTOR: NEWTON RUSSELL B JR															
GRANTEE: BB CHICKEN II LLC															

BUILDING NOTES	
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BUILDING DIMENSIONS	
FSP=[YR=1993] W36S12 BAS=[YR=1993] S30 W64 N20 FSP=[YR=1993] N12 W26 S12 E26 \$ W26 S20 W52 S22 E52 S2 FOP=[YR=1993] S6 E26 N6 W26 \$ E26 N2 E64 S4 FOP=[YR=1993] S6 E18 N6 W18 \$ E18 N4 E18 N52 W14 N3 W8 S3 W14 \$ E14 N3 E8 S3 E14 N12 \$.	

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[illegible]

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