PT E1/2 JOHN UPTERGROVE GRANT
SEC 45-2N-27E IN OR 2517/1654

LIBERTY COVE NASSAU LLC
12443 SAN JOSE BLVD STE 504
JACKSONVILLE, FL 32223

2023

45-2N-27-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

HARVESTER ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/03/2021 MF
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	2,537,258
TOTAL MARKET VALUE	53,322
SOH/AGL Deduction	0
ASSESSED VALUE	53,322
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,322
TOTAL JUST VALUE	2,537,258
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
2517/1654	11/30/2021	SW	Q	V	01	4,523,000
GRANTOR: LIBERTY COVE NASSAU I						
GRANTEE: LIBERTY COVE NASSAU						
2414/0241	11/24/2020	WD	Q	V	05	3,000,000
GRANTOR: SALLETTE LIVING TRUST						
GRANTEE: LIBERTY COVE NASSAU						

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	005901	A	HARDWOOD SI	0		PD-ENC	0.00	0.00	30.31	AC		1.00	1.00	1.00	225.00	225.00	6,820							
2	005500	A	TIMBER 2 SI	0		PD-ENC	0.00	0.00	84.55	AC		1.00	1.00	1.00	550.00	550.00	46,502							
3	009910	M	MKT.VAL.AG	0		PD-ENC	0.00	0.00	84.55	AC		1.00	1.00	1.00	30,000.00	30,000.00	2,536,500							
4	009910	M	MKT.VAL.AG	0		PD-ENC	0.00	0.00	30.31	AC		1.00	1.00	1.00	25.00	25.00	758							

REVIEW DATE 01/01/2018 BY MH Total Acres: 114.86 Total Land Value: 53,322 Market: 2,537,258 Agricultural: 53,322 Common: 0 PRINTED 08/02/2023 BY SYS