PT OF NE1/4 OF NE1/4 OF
SEC 1-1S-24E IN OR 2630/685
BEING PARCEL "E"

HENDERSON1 LLC
PO BOX 330799
ATLANTIC BEACH, FL 32233

**2024**

**01-1S-24-0000-0001-0050**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

FORD RD, BRYCEVILLE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 02/13/2024 DC |
| INC DATE | | AG DATE | 02/13/2024 DC |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 210,000 |
| TOTAL MARKET VALUE | 7,700 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 7,700 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 7,700 |
| TOTAL JUST VALUE | 210,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 140,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2630/685 | 4/05/2023 | WD | U | V | 11 | 100 |
| GRANTOR: DOBSON DARIEN V & NAL | | | | | | |
| GRANTEE: HENDERSON1 LLC | | | | | | |
| 2061/0950 | 5/18/2016 | WD | U | V | 19 | 240,000 |
| GRANTOR: CANNON GILBERT D JR E | | | | | | |
| GRANTEE: DOBSON DARIEN V & N | | | | | | |

## 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 | 005501 | A | TIMB2-2 SI | 0 | | OR | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 545.00 | 545.00 | 5,450 | | | | | | | |
| 2 | 005901 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 225.00 | 225.00 | 2,250 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 20.00 | AC | | 1.00 | 1.00 | 0.75 | 14,000.00 | 10,500.00 | 210,000 | | | | | | | |

REVIEW DATE 02/13/2024 BY DC Total Acres: 20.00 Total Land Value: 7,700 Market: 210,000 Agricultural: 7,700 Common: 0 PRINTED 08/06/2024 BY SYS