W1/2,NW1/4 OF NE1/4
PT OR 2715/1620 AS TO PAR 1
ESMT OR 1262/1269

NAQCP LLC
4310 PABLO OAKS CT
JACKSONVILLE, FL 32224

2024

02-1S-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/15/2024 DC
INC DATE		AG DATE	02/15/2024 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	900,000
TOTAL MARKET VALUE	170,292
SOH/AGL Deduction	0
ASSESSED VALUE	170,292
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,292
TOTAL JUST VALUE	900,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	900,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1620	6/03/2024	SW	Q	I	05	7,300,000
GRANTOR: QUAIL CREEK PLANTATIO						
GRANTEE: NAQCP LLC						
2672/1097	9/28/2023	CT	U	I	18	200
GRANTOR: CLERK OF COURT						
GRANTEE: QUAIL CREEK PLANTAT						

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	228.34	AC		1.00	1.00	1.00	545.00	545.00	124,445							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	66.86	AC		1.00	1.00	1.00	225.00	225.00	15,044							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	32.12	AC		1.00	1.00	1.00	555.00	555.00	17,827							
4	005600	A	TIMBER 3 SI	0		R-1			23.66	AC		1.00	1.00	1.00	415.00	415.00	9,819							
5	005601	A	TIMB2-3 SI	0		OR			9.02	AC		1.00	1.00	1.00	350.00	350.00	3,157							
6	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	360.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	900,000							

REVIEW DATE 02/15/2024 BY DC Total Acres: 360.00 Total Land Value: 170,292 Market: 900,000 Agricultural: 170,292 Common: 0 PRINTED 08/06/2024 BY SYS