

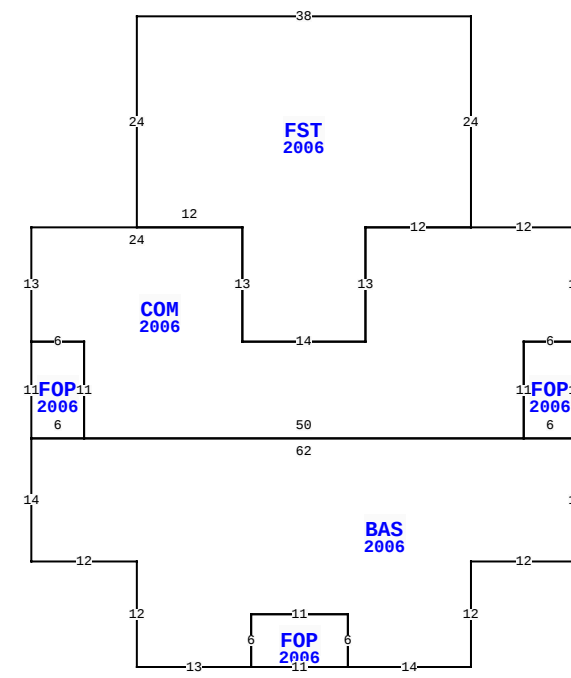
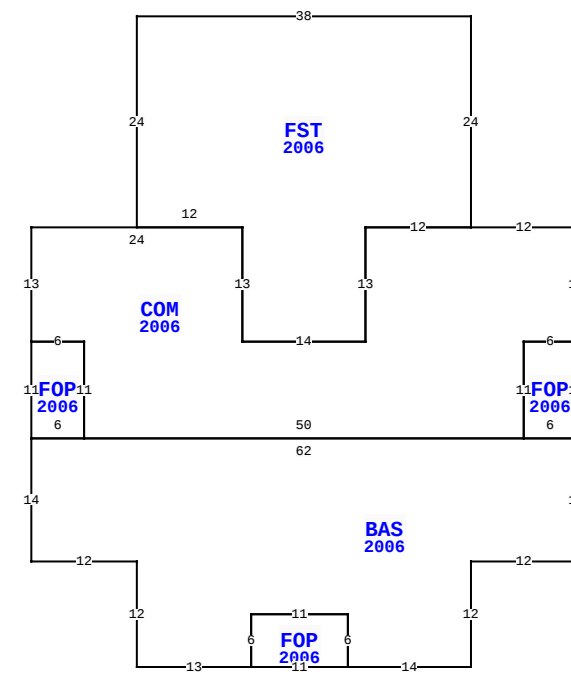
PT OF LOT 30 (S-1)
(F/K/A PARCEL 1-1) &
PT OF LOT 30 (F/K/A PARCEL 1)

FLORIDA LAND INVESTMENT CORP
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

2024

03-1S-24-021W-0030-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall	20	FACE BRICK 80	8802	04	2,217	99.9495	44.98	99,721	2006	2006	0	0	0	42.00	58.00	VALUATION BY											
Exterior Wall	12	CEDAR 20	1 SERV STABL - 0% - 0										Heated Area: 1258					HX Base Yr					STANDARD				
Roof Structur	04	WOOD TRUSS 100											Tax Group: 6					Tax Dist:									
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE					543,347									
Interior Wall	05	DRYWALL 70											TOTAL MARKET OB/XF VALUE					546,476									
Interior Wall	06	CUST PANEL 30											TOTAL LAND VALUE - MARKET					979,600									
Interior Floo	06	VINYL ASB 60											TOTAL MARKET VALUE					1,290,184									
Interior Floo	03	CONC FINSH 40											SOH/AGL Deduction					50,745									
Ceiling	02	F.NOT SUS 100											ASSESSED VALUE					1,239,439									
Air Condition	03	CENTRAL 100											TOTAL EXEMPTION VALUE					0									
Heating Type	04	AIR DUCTED 100											BASE TAXABLE VALUE					1,239,439									
Fixtures	11	100											TOTAL JUST VALUE					2,069,423									
Frame	02	WOOD FRAME 100	NCON VALUE					0																			
Story Height	10	100	INCOME VALUE																								
RMS	10	100	PREVIOUS YEAR MKT VALUE					2,087,168																			
Stories	0	0 100																									
Units	0	0 100																									
Occupancy	00	NONE 100																									
Quality	03	Quality Level 03																									
DOR CODE	5600	TIMBERLAND 70-79																									
MAP NUM		MKT AREA											08														
NEIGHBORHOOD/LOC	8003	00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE											TOT ADJ AREA	SUBAREA MARKET VALUE													
BAS	1,258	100											1,258	32,819													
COM	1,174	30											352	9,183													
FOP	66	30	20	522																							
FOP	66	30	20	522																							
FOP	66	30	20	522																							
FST	1,094	50	547	14,270																							
TOTALS	3,724		2,217	57,838																							
EXTRA FEATURES					32241 FLORIDA HORSE RANCH, BRYCEVILLE																						
L N	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												
1	0201	BARN WD 10	0 0	60 37	2,220.00	SF	19.55	19.55	100	2004	2004	3	36	15,624													
2	0201	BARN WD 10	0 0	60 37	2,220.00	SF	17.00	17.00	100	2004	2004	3	36	13,586													
3	0855	CONC PAVER	0 0	145 14	2,030.00	SF	7.00	7.00	100	2006	2006	3	87	12,363													
4	0418	EXHST FAN	0 0	0 0	3.00	UT	400.00	400.00	100	2006	2006	3	27	324													
5	0855	CONC PAVER	0 0	145 14	2,030.00	SF	7.00	7.00	100	2006	2006	3	87	12,363													
6	0418	EXHST FAN	0 0	0 0	3.00	UT	400.00	400.00	100	2006	2006	3	27	324													
7	0500	FP-PRE FAB	0 0	0 0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150													
8	0500	FP-PRE FAB	0 0	0 0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150													
9	0812	CONCRETE C	0 0	0 0	20,669.00	SF	4.00	4.00	100	2006	2006	3	87	71,928													
10	0400	CONC CURB	0 0	0 0	2,506.00	LF	15.00	15.00	100	2006	2006	3	90	33,831													
LAND DESCRIPTION					TOTAL OB/XF										166,643												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	005000	C	RURAL HOME	0	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000										
2	005010	A	SVCE ACRGE	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	500.00	500.00	5,000										
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	137.25	AC		1.00	1.00	1.00	370.00	370.00	50,782										
4	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	190.31	AC		1.00	1.00	1.00	415.00	415.00	78,979										
5	005970	A	AGRI-POND	0		OR	0.00	0.00	1.28	AC		1.00	1.00	1.00	70.00	70.00	90										
6	005902	A	HARDWOOD SI	0		OR	0.00	0.00	29.00	AC		1.00	1.00	1.00	190.00	190.00	5,510										
REVIEW DATE		02/14/2024		BY	KBA		Total Acres: 369.84		Total Land Value: 200,361		Market: 919,600		Agricultural: 140,361		Common: 60,000		PRINTED 08/06/2024 BY SYS										

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	08	SHT VINYL 60		
Interior Floo	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	5600	TIMBERLAND 70-79		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8003.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,593	100	1,593	143,923
FOP	198	30	59	5,330
FSP	200	40	80	7,228
PTO	190	5	10	904
SFB	40	80	32	2,891
TOTALS	2,221		1,774	160,277

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,774	109.0000	103.55	183,698	2006	2006	0	0	0	12.75	87.25

4 SINGLE FAM - 0% - 0

Heated Area: 1625

HX Base Yr

The floor plan diagram illustrates a building layout with several rooms and a central area. The rooms are labeled with blue text: PTO 2006, FSP 2006, SFB 2006, BAS 2006, and FOP 2006. The dimensions are as follows: PTO 2006 (19x10), FSP 2006 (20x10), SFB 2006 (4x10), BAS 2006 (43x27), and FOP 2006 (22x9). The overall dimensions of the building are 45x27. The layout includes a central area (BAS 2006) and a smaller area (FOP 2006) at the bottom. The rooms are arranged around the central area, with PTO 2006, FSP 2006, and SFB 2006 at the top and FOP 2006 at the bottom.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023

ML

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