L/E IN OR 681 PG 1111

GOODBREAD TIMBER FARMS INC
837 TARPON AVENUE
FERNANDINA BEACH, FL 32034

2024

04-2N-24-0000-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

ELLIOTT RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	67,217
SOH/AGL Deduction	0
ASSESSED VALUE	67,217
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,217
TOTAL JUST VALUE	400,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0681/1111	5/25/1993	WD	U	V	18	34,300
GRANTOR: SHADIX ANN G						
GRANTEE: GOODBREAD TMBR FARM						
0222/0480	1/01/1976	MS	U	V		100
GRANTOR:						
GRANTEE:						

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	66.30	AC		1.00	1.00	1.00	415.00	415.00	27,514							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	33.70	AC		1.00	1.00	1.00	190.00	190.00	6,403							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	60.00	AC		1.00	1.00	1.00	555.00	555.00	33,300							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	160.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	400,000							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 160.00 Total Land Value: 67,217 Market: 400,000 Agricultural: 67,217 Common: 0 PRINTED 08/06/2024 BY SYS