SE1/4 OF SW1/4
LYING NORTH OF SR 200 &
PT S1/2 OF SE1/4 IN OR 2705/1039

ARBUSTO ROAD LLC
9850 ATLANTIC BLVD
JACKSONVILLE, FL 32225

**2024**

**04-2N-26-0000-0005-0030**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 9900 | NO AG ACREAGE | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5001.00 | | |

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

461779 SR 200, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 07/26/2024 DC |
| XF DATE | | LAND DATE | |
| 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 | 1,221,000 |
| TOTAL MARKET VALUE | 1,221,000 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,221,000 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,221,000 |
| TOTAL JUST VALUE | 1,221,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | |

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2705/1039 | 4/08/2024 | SW | Q | V | 01 | 1,700,000 |

GRANTOR: HAGAN HEATHER

GRANTEE: ARBUSTO ROAD LLC

### 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 | 009900 | C | AC NON-AG | 0 | | | | | 27.00 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 1,215,000 | | | | | | | |
| 2 | 009605 | C | WETLANDS | 0 | | OR | | | 6.00 | AC | | 1.00 | 1.00 | 1.00 | 1,000.00 | 1,000.00 | 6,000 | | | | | | | |

REVIEW DATE 04/24/2024 BY TWA Total Acres: 33.00 Total Land Value: 1,221,000 Market: 0 Agricultural: 0 Common: 1,221,000 PRINTED 08/06/2024 BY SYS