PT OF GOVT LOTS 1,2 & 6 &
PT OF SEC 5-2S-23E & SEC 4-2S-23
IN OR 2718/420

LANE LOAN RECOVERY LLC
800 NORTH MAGNOLIA AVENUE STE
ORLANDO, FL 32803

2024

04-2S-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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	02/29/2024 DC
INC DATE		AG DATE	02/29/2024 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	1,045,125
TOTAL MARKET VALUE	1,045,125
SOH/AGL Deduction	0
ASSESSED VALUE	1,045,125
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,045,125
TOTAL JUST VALUE	1,045,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	497,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2718/420	5/21/2024	WD	U	V	12	2,935,000
GRANTOR: SE TIMBER LLC						
GRANTEE: LANE LOAN RECOVERY						
1400/1435	3/31/2006	WD	U	V	07	100
GRANTOR: INTERNATIONAL PAPER C						
GRANTEE: SE TIMBER 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		OR			410.05	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,025,125							
2	009605	C	WETLANDS	0		OR			20.00	AC		1.00	1.00	1.00	1,000.00	1,000.00	20,000							

REVIEW DATE 02/29/2024 BY DC Total Acres: 430.05 Total Land Value: 1,045,125 Market: 0 Agricultural: 0 Common: 1,045,125 PRINTED 08/06/2024 BY SYS