PT SEC 8-2N-27E
PT OR 2246/41 BEING PARCEL 1
ESMT IN OR 2359-1196

PATRIOT RIDGE LLP
12443 SAN JOSE BLVD STE 504
JACKSONVILLE, FL 32223

2024

08-2N-27-0000-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

WILLIAM BURGESS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/29/2019 MF
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	113,700
TOTAL MARKET VALUE	113,700
SOH/AGL Deduction	0
ASSESSED VALUE	113,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,700
TOTAL JUST VALUE	113,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2246/0039	12/27/2018	SW	Q	V	05	1,485,200

GRANTOR: COOK FAMILY HAVERSTIC

GRANTEE: PATRIOT RIDGE LLP

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	000000	C	VAC RES	0		PUD	0.00	0.00	3.79	AC		1.00	1.00	1.00	30,000.00	30,000.00	113,700							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 3.79 Total Land Value: 113,700 Market: 0 Agricultural: 0 Common: 113,700 PRINTED 08/06/2024 BY SYS