PT NW1/4 OF SEC 8-2N-27E IN
OR 1776/1424 BEING PARCEL "1"

JMC NASSAU COUNTY PROPERTIES LLC
PO BOX 179
CALLAHAN, FL 32011

**2024**

**08-2N-27-0000-0003-0060**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 5601 | TIMBER 2-3 SI 70-79 | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

OFF WILLIAM BURGESS RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 12/08/2023 DC |
| 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 | 7,364,040 |
| TOTAL MARKET VALUE | 12,955 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 12,955 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 12,955 |
| TOTAL JUST VALUE | 7,364,040 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,080,960 |

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1776/1424 | 1/31/2012 | WD | U | V | 30 | 100 |
| GRANTOR: COLEMAN JAMES M | | | | | | |
| GRANTEE: JMC NASSAU COUNTY P | | | | | | |
| 1755/1523 | 9/13/2011 | WD | U | V | 16 | 100 |
| GRANTOR: 1995 COOK LIMITED PAR | | | | | | |
| GRANTEE: COLEMAN JAMES M | | | | | | |

### 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 | | T-4 | 0.00 | 0.00 | 28.18 | AC | | 1.00 | 1.00 | 1.00 | 415.00 | 415.00 | 11,695 | | | | | | | |
| 2 | 005901 | A | HARDWOOD SI | 0 | | T-4 | 0.00 | 0.00 | 5.60 | AC | | 1.00 | 1.00 | 1.00 | 225.00 | 225.00 | 1,260 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | T-4 | 0.00 | 0.00 | 33.78 | AC | | 1.00 | 1.00 | 1.00 | 218,000.00 | 218,000.00 | 7,364,040 | | | | | | | |

REVIEW DATE 12/08/2023 BY DC Total Acres: 33.78 Total Land Value: 12,955 Market: 7,364,040 Agricultural: 12,955 Common: 0 PRINTED 08/06/2024 BY SYS