LOT 4
STABLES AT CARY FOREST
OR 2588/1924

LGI HOMES FLORIDA LLC
1450 LAKE ROBBINS DR STE 430
THE WOODLANDS, TX 77380

2024

09-1S-24-0213-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8035.00		

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

8847 FORD RD, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	43,615
TOTAL MARKET VALUE	43,615
SOH/AGL Deduction	0
ASSESSED VALUE	43,615
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,615
TOTAL JUST VALUE	43,615
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/0027	1/16/2023	WD	Q	V	05	547,500

GRANTOR: CC FORD INVESTMENTS L

GRANTEE: LGI HOMES FLORIDA L

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		OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	40,000.00	40,000.00	43,600							
2	009630	C	SWAMP	0		OR	0.00	0.00	0.03	AC		1.00	1.00	1.00	500.00	500.00	15							

REVIEW DATE 09/12/2022 BY DSB Total Acres: 1.12 Total Land Value: 43,615 Market: 0 Agricultural: 0 Common: 43,615 PRINTED 08/06/2024 BY SYS