PT LOT 35 BEING ONLY PT LYING
SE OF ST RD 200 (EX DOT R/W
IN OR 1109/1537)

RED SHIRT FARMS LLC
960194 GATEWAY BOULEVARD, #103
FERNANDINA BEACH, FL 32034

2024

11-1N-24-2180-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8005.00		

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

US HWY 301 HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
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	89,500
TOTAL MARKET VALUE	1,987
SOH/AGL Deduction	0
ASSESSED VALUE	1,987
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,987
TOTAL JUST VALUE	89,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1140/0269	5/07/2003	WD	U	V	07	100
GRANTOR: INTERNATIONAL PAPER C						
GRANTEE: RED SHIRT FARMS LLC						
1083/0375	8/23/2002	WD	U	V	07	100
GRANTOR: INTERNATIONAL PAPER C						
GRANTEE: RED SHIRT FARMS 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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	3.58	AC		1.00	1.00	1.00	555.00	555.00	1,987							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	3.58	AC		1.00	1.00	1.00	25,000.00	25,000.00	89,500							

REVIEW DATE 06/16/2023 BY MLU Total Acres: 3.58 Total Land Value: 1,987 Market: 89,500 Agricultural: 1,987 Common: 0 PRINTED 08/06/2024 BY SYS