LOTS 65,66 & 68 (EX PT IN RD
R/W & R/R R/W)
PT ABND R/W'S RES 19-111

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

2024

14-1N-24-2180-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
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

THOMAS CREEK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/05/2024 DC
INC DATE		AG DATE	03/05/2024 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	227,190
TOTAL MARKET VALUE	41,338
SOH/AGL Deduction	0
ASSESSED VALUE	41,338
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,338
TOTAL JUST VALUE	227,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1140/0269	5/27/2003	FS	U	V	07	100
GRANTOR: INTERNATIONAL PAPER C						
GRANTEE: REDSHIRT FARMS LLC						
1083/0375	9/26/2002	FS	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	000115	C	SFR ACRES	0		OR			1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	14.92	AC		1.00	1.00	1.00	350.00	350.00	5,222							
3	005500	A	TIMBER 2 SI	0		OR			9.50	AC		1.00	1.00	1.00	555.00	555.00	5,272							
4	005901	A	HARDWOOD SI	0		OR			3.75	AC		1.00	1.00	1.00	225.00	225.00	844							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	28.17	AC		1.00	1.00	1.00	7,000.00	7,000.00	197,190							

REVIEW DATE 03/05/2024 BY DC Total Acres: 29.17 Total Land Value: 41,338 Market: 197,190 Agricultural: 11,338 Common: 30,000 PRINTED 08/06/2024 BY SYS