SE1/4 PAR 1-1
IN OR 2466/1095
(EX PAR 1-2 & 1-3)

HOLLOW MAGNOLIA LLC
PO BOX 1337
YULEE, FL 32097

2024

14-3N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

36843 MIZELL TRACT RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
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	610,250
TOTAL MARKET VALUE	64,881
SOH/AGL Deduction	0
ASSESSED VALUE	64,881
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,881
TOTAL JUST VALUE	610,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	610,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2466/1095	5/28/2021	WD	Q	V	02	677,800
GRANTOR: LLLS TIMBERLAND LLC						
GRANTEE: HOLLOW MAGNOLIA LLC						
1608/0990	2/09/2009	WD	U	V	16	987,400
GRANTOR: LLB TIMBERLANDS LLC						
GRANTEE: LLLS TIMBERLAND 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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	415.00	415.00	6,225							
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	75.39	AC		1.00	1.00	1.00	555.00	555.00	41,841							
3	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	730.00	730.00	14,600							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	11.66	AC		1.00	1.00	1.00	190.00	190.00	2,215							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	122.05	AC		1.00	1.00	1.00	5,000.00	5,000.00	610,250							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 122.05 Total Land Value: 64,881 Market: 610,250 Agricultural: 64,881 Common: 0 PRINTED 08/06/2024 BY SYS