EAST OF RIVER ROAD
PT OR 1324/1656

BALDWIN BAY INVESTMENTS LLC
C/O TAX DEPARTMENT, 9540 SAN JOSE BLVD
JACKSONVILLE, FL 32257

2024

16-2S-23-0000-0001-0000

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

CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/08/2024 DC
INC DATE		AG DATE	03/08/2024 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	767,875
TOTAL MARKET VALUE	157,543
SOH/AGL Deduction	0
ASSESSED VALUE	157,543
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,543
TOTAL JUST VALUE	767,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	767,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1324/1656	6/10/2005	QC	U	V	07	100
GRANTOR: INTERNATIONAL PAPER C						
GRANTEE: BALDWIN BAY INVESTM						
1047/1265	4/03/2002	FS	Q	V		4,125,000
GRANTOR: INTERNATIONAL PAPER C						
GRANTEE: BALDWIN BAY INVESTM						

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	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	241.09	AC		1.00	1.00	1.00	545.00	545.00	131,394							
2	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	39.39	AC		1.00	1.00	1.00	350.00	350.00	13,786							
3	005500	A	TIMBER 2 SI	0		OR			19.99	AC		1.00	1.00	1.00	555.00	555.00	11,094							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	6.68	AC		1.00	1.00	1.00	190.00	190.00	1,269							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	307.15	AC		1.00	1.00	1.00	2,500.00	2,500.00	767,875							

REVIEW DATE 03/08/2024 BY DC Total Acres: 307.15 Total Land Value: 157,543 Market: 767,875 Agricultural: 157,543 Common: 0 PRINTED 08/06/2024 BY SYS