NW1/4 OF NE1/4 NE1/4 OF NW1/4
EX 2-1
PT OR 1616/880

STOKESVILLE FLORIDA LAND LLC
3998 COUNTY ROAD 119
BRYCEVILLE, FL 32009

2024

22-1S-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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 119, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	17,039
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	48,524
SOH/AGL Deduction	2,374
ASSESSED VALUE	46,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,150
TOTAL JUST VALUE	417,039
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	418,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1616/0880	4/17/2009	QC	U	V	11	100
GRANTOR: STOKES HAROLD F						
GRANTEE: STOKESVILLE FLORIDA						
1611/0943	3/24/2009	QC	U	V	11	100
GRANTOR: STOKES HAROLD F						
GRANTEE: STOKESVILLE FLORIDA						

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
1	0680	POLE SHED	0	0	74	60	4,440.00	SF	10.00	10.00	100	2003	2003	3	32	14,208	
2	0811	CONCRETE B	0	0	0	0	656.00	SF	5.20	5.20	100	2003	2003	3	83	2,831	

LAND DESCRIPTION

TOTAL OB/XF 17,039

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	71.00	AC		1.00	1.00	1.00	415.00	415.00	29,465							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	190.00	190.00	1,520							
3	005010	A	SVCE ACRGE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	80.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	400,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 80.00 Total Land Value: 31,485 Market: 400,000 Agricultural: 31,485 Common: 0 PRINTED 08/06/2024 BY SYS