SE1/4 & PT W1/2
PT OR 1315/960 AS TO PAR 5
ESMT OR 1374/352

NAQCP LLC
4310 PABLO OAKS CT
JACKSONVILLE, FL 32224

2024

24-1N-23-0000-0002-0000

BUILDING CHARACTERISTICS

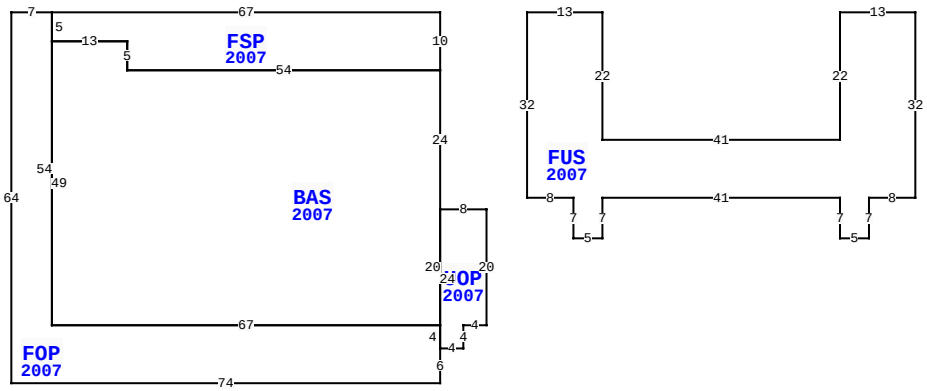
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		7 100
Bathrooms		8 100
Frame	01	TYP WD 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5700	TIMBERLAND 60-69
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,013	100	3,013	440,545
FOP	1,118	30	335	48,982
FSP	605	40	242	35,384
FUS	1,312	100	1,312	191,834
UOP	176	20	35	5,117
TOTALS	6,224		4,937	721,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,937	105.3801	158.07	780,392	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 0% - 2023 Heated Area: 4325 HX Base Yr



14001 CR 121, BRYCEVILLE

BLD DATE	12/13/2007	JH	LGL DATE	
XF DATE	12/13/2007	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	958,857
TOTAL MARKET OB/XF VALUE	41,021
TOTAL LAND VALUE - MARKET	1,173,675
TOTAL MARKET VALUE	1,194,488
SOH/AGL Deduction	235,713
ASSESSED VALUE	958,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	958,775
TOTAL JUST VALUE	2,173,553
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,862,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18854	ELEC OTHER	2,000	03/01/2007
E18855	ELEC OTHER	2,000	03/01/2007
M12462	MECH OTHER	0	02/01/2007
C19313	CO ISSUED	0	01/01/2007
P12036	OTHER	0	01/01/2007
P12037	OTHER	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/1620	6/03/2024	SW	Q	I	05	7,300,000
GRANTOR: QUAIL CREEK PLANTATIO						
GRANTEE: NAQCP LLC						
2674/264	9/28/2023	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: QUAIL CREEK PLANTAT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] W67FOP=[YR=2007] W7S64E74N6 UOP=[YR=2007] E4N4E4N20W8BAS=[YR=2007] N24 W54N5W13S49E67N20$S24$N4W67N54 $S5E13S5E54N10$ PTR=[YR=2007] E15 FUS=[YR=2007] S32E8S7E5N7E41S7E5N7E8 N32W13S22W41N22W13$W15$.

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	0937	WELL	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	12,000	
2	0681	POLE SHED	0	0	47	30	1,410.00	SF	11.25	11.25	100	1980	1980	3	20	3,173	
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	
4	0825	BRICK	0	0	22	12	264.00	SF	12.50	12.50	100	2007	2007	3	97	3,201	
5	0812	CONCRETE C	0	0	0	0	2,050.00	SF	4.00	4.00	100	2007	2007	3	88	7,216	
6	0940	SHEDS/PORT	0	0	24	20	480.00	SF	20.10	20.10	100	2006	2006	3	27	2,605	
7	0940	SHEDS/PORT	0	0	12	12	144.00	SF	20.10	20.10	100	2007	2007	3	31	897	
8	0681	POLE SHED	0	0	0	0	1,296.00	SF	15.00	15.00	100	2008	2008	3	52	10,109	

LAND DESCRIPTION

TOTAL OB/XF 41,021

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	005000	C	RURAL HOME	0	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	131.47	AC		1.00	1.00	1.00	415.00	415.00	54,560							
3	005700	A	TIMBER 4 SI	0		OR	0.00	0.00	202.00	AC		1.00	1.00	1.00	290.00	290.00	58,580							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	113.00	AC		1.00	1.00	1.00	190.00	190.00	21,470							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	445.47	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,113,675							

REVIEW DATE 07/08/2020 BY TWA Total Acres: 448.47 Total Land Value: 194,610 Market: 1,113,675 Agricultural: 134,610 Common: 60,000 PRINTED 08/06/2024 BY SYS

SE1/4 & PT W1/2
PT OR 1315/960 AS TO PAR 5
ESMT OR 1374/352

NAQCP LLC
4310 PABLO OAKS CT
JACKSONVILLE, FL 32224

2024

24-1N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

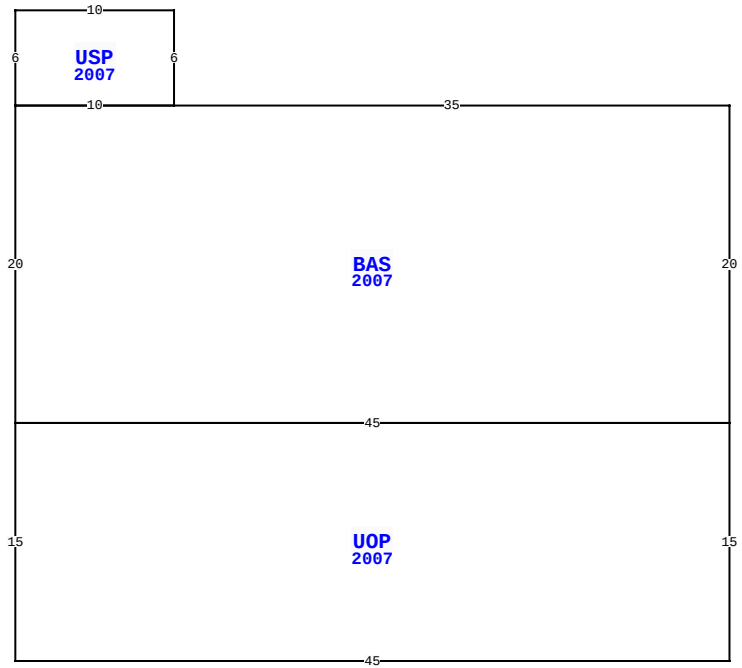
DOR CODE	5700	TIMBERLAND 60-69	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	103,946
UOP	675	20	135	15,592
USP	60	40	24	2,772
TOTALS	1,635		1,059	122,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	1,059	116.4240	124.86	132,227	2007	2007	0	0	0	7.50	92.50

2 CLUB HOUSE – 0% - 2023 Heated Area: 900 HX Base Yr



BLD DATE	12/13/2007	JH	LGL DATE		
XF DATE	12/13/2007	JH	LAND DATE	06/13/2023	MLU
INC DATE			AG DATE		

14001 CR 121, BRYCEVILLE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	958,857
TOTAL MARKET OB/XF VALUE	41,021
TOTAL LAND VALUE - MARKET	1,173,675
TOTAL MARKET VALUE	1,194,488
SOH/AGL Deduction	235,713
ASSESSED VALUE	958,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	958,775
TOTAL JUST VALUE	2,173,553
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,862,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R10014	REPAIR/RRF	1,200	01/01/2007
B19313	ADDITION	103,950	01/01/2007
C18687	CO ISSUED	0	10/01/2006
B18687	NEW CONSTR	356,400	10/01/2006
R09810	REPAIR/RRF	25,000	10/01/2006
E17991	ELEC OTHER	0	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/1620	6/03/2024	SW	Q	I	05	7,300,000
GRANTOR: QUAIL CREEK PLANTATIO						
GRANTEE: NAQCP LLC						
2674/264	9/28/2023	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: QUAIL CREEK PLANTAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W35USP=[YR=2007] N6W10S6E10$
W10S20UOP=[YR=2007] S15E45N15W45$E45 N20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/08/2020 BY TWA Total Acres: 448.47 Total Land Value: 194,610 Market: 1,113,675 Agricultural: 134,610 Common: 60,000 PRINTED 08/06/2024 BY SYS

SE1/4 & PT W1/2
PT OR 1315/960 AS TO PAR 5
ESMT OR 1374/352

NAQCP LLC
4310 PABLO OAKS CT
JACKSONVILLE, FL 32224

2024

24-1N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

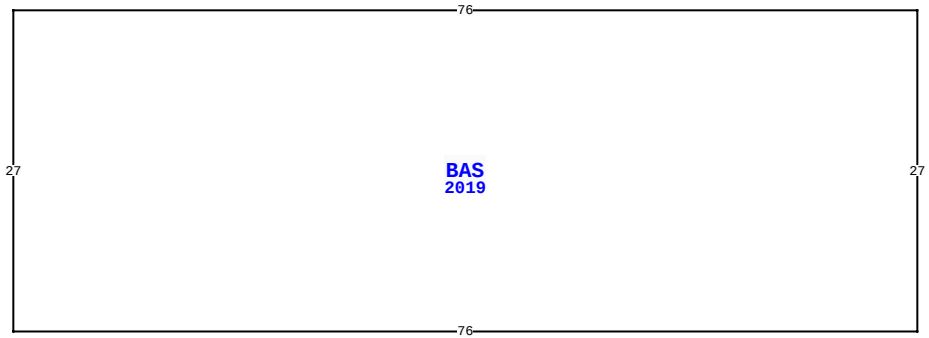
DOR CODE	5700	TIMBERLAND 60-69	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	114,684
TOTALS	2,052		2,052	114,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	128.4800	96.36	197,731	2006	2006	0	0	0	42.00	58.00

3 M/H 94+ – 0% - 2023 Heated Area: 2052 HX Base Yr



BLD DATE	12/13/2007	JH	LGL DATE
XF DATE	12/13/2007	JH	LAND DATE 06/13/2023 MLU
INC DATE			AG DATE

14001 CR 121, BRYCEVILLE

EXTRA FEATURES

L N	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	958,857
TOTAL MARKET OB/XF VALUE	41,021
TOTAL LAND VALUE - MARKET	1,173,675
TOTAL MARKET VALUE	1,194,488
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ASSESSED VALUE	958,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	958,775
TOTAL JUST VALUE	2,173,553
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,862,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17649	ELEC OTHER	0	07/01/2006
E17650	ELEC OTHER	0	07/01/2006
MH4757	MH MOVE-ON	0	04/26/2006
E16940	ELEC OTHER	0	03/01/2006
M11219	MECH OTHER	0	03/01/2006
P10848	OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2715/1620	6/03/2024	SW	Q	I	05	7,300,000
GRANTOR: QUAIL CREEK PLANTATIO						
GRANTEE: NAQCP LLC						
2674/264	9/28/2023	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: QUAIL CREEK PLANTAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/08/2020 BY TWA Total Acres: 448.47 Total Land Value: 194,610 Market: 1,113,675 Agricultural: 134,610 Common: 60,000 PRINTED 08/06/2024 BY SYS