N 4100 FT OF
EX NE1/4 OF NE1/4
IN OR 2527/1599

PATRIOT RIDGE LLP
12443 SAN JOSE BLVD STE 504
JACKSONVILLE, FL 32223

2024

31-2N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

KAREN WALK, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 DC
INC DATE		AG DATE	05/15/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,197,125
TOTAL MARKET VALUE	89,989
SOH/AGL Deduction	0
ASSESSED VALUE	89,989
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,989
TOTAL JUST VALUE	5,197,125
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,478,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/1599	1/07/2022	WD	Q	V	01	4,500,000
GRANTOR: WILLIAMS LOUISE ET AL						
GRANTEE: PATRIOT RIDGE LLP						
0548/0805	7/25/1988	QC	U	V	01	100
GRANTOR: GRIFFIS LEO & LOUISE						
GRANTEE: GRIFFIS LOUISE ET A						

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			65.09	AC		1.00	1.00	1.00	415.00	415.00	27,012							
2	005601	A	TIMB2-3 SI	0		OR			43.50	AC		1.00	1.00	1.00	350.00	350.00	15,225							
3	005901	A	HARDWOOD SI	0		OR			28.90	AC		1.00	1.00	1.00	225.00	225.00	6,502							
4	009530	C	POND	0		OR			16.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	41,250							
5	009910	M	MKT.VAL.AG	0		OR			137.49	AC		1.00	1.00	0.50	75,000.00	37,500.00	5,155,875							

REVIEW DATE 05/15/2024 BY DC Total Acres: 153.99 Total Land Value: 89,989 Market: 5,155,875 Agricultural: 48,739 Common: 41,250 PRINTED 08/06/2024 BY SYS