



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY								
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY						
																	STANDARD						
VALUATION BY																Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE																				0			
TOTAL MARKET OB/XF VALUE																				0			
TOTAL LAND VALUE - MARKET																				330,000			
TOTAL MARKET VALUE																				4,662			
SOH/AGL Deduction																				0			
ASSESSED VALUE																				4,662			
TOTAL EXEMPTION VALUE																				0			
BASE TAXABLE VALUE																				4,662			
TOTAL JUST VALUE																				330,000			
NCON VALUE																				0			
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE																				330,000			
DOR CODE					5600											TIMBERLAND 70-79							
MAP NUM																04							
NEIGHBORHOOD/LOC																4038.0100							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1400/0366	3/30/2006	WD	U	V	06	317,100
GRANTOR: PEN VENTURES LTD &						
GRANTEE: HERON ISLES JOINT V						
1400/0362	3/30/2006	WD	U	V	06	317,100
GRANTOR: SEGOVIA VENTURES LTD						
GRANTEE: HERON ISLES JOINT V						

EXTRA FEATURES															BLD DATE		LGL DATE		
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	INC DATE	LAND DATE	AG DATE
CHESTER RD, YULEE																	03/31/2023		DC

BUILDING NOTES			

BUILDING DIMENSIONS			

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	9.49	AC		1.00	1.00	1.00	415.00	415.00	3,938							
2	005901	A	HARDWOOD SI	0		PUD	0.00	0.00	3.22	AC		1.00	1.00	1.00	225.00	225.00	724							
3	009910	M	MKT.VAL.AG	0		PUD	0.00	0.00	22.00	UT		1.00	1.00	1.00	15,000.00	15,000.00	330,000							