PT OF E1/2
IN OR 2610/42
EX 1-27

SANDY OAKS DEVELOPMENT INC
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

**2024**

**39-3N-27-0000-0001-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4031.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

BROOKER RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/31/2023 DC |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 1,611,500 |
| TOTAL MARKET VALUE | 11,868 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 11,868 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 11,868 |
| TOTAL JUST VALUE | 1,611,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,611,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2610/0042 | 12/16/2022 | WD | Q | V | 01 | 2,000,000 |
| GRANTOR: BELLES RIVER PROJECT | | | | | | |
| GRANTEE: SANDY OAKS DEVELOPM | | | | | | |
| 1753/1394 | 8/30/2011 | CT | U | V | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: BELLES RIVER PROJEC | | | | | | |

## 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 1, | 190.00 | 300.00 | 58.60 | AC | 1 | 1.22 | 1.00 | 0.49 | 415.00 | 202.52 | 11,868 | | | | | | | |
| 2 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 58.60 | AC | | 1.00 | 1.00 | 1.00 | 27,500.00 | 27,500.00 | 1,611,500 | | | | | | | |

REVIEW DATE 08/31/2022 BY NWA Total Acres: 58.60 Total Land Value: 11,868 Market: 1,611,500 Agricultural: 11,868 Common: 0 PRINTED 08/06/2024 BY SYS