ALL OF (LESS 77A)
PT OR 1247/1380 & 1376
ESMT PT OR 1361/519

WOODBRIDGE NASSAU JOINT VNTRE
C/O 95094 ARBOR LANE
FERNANDINA BEACH, FL 32034

**2024**

**42-2N-28-0000-0001-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

COLLEGE PKWY, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 01/01/2019 KB |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 1,793,500 |
| TOTAL MARKET VALUE | 36,312 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 36,312 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 36,312 |
| TOTAL JUST VALUE | 1,793,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,793,500 |

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1247/1380 | 7/23/2004 | WD | Q | V | | 970,700 |
| GRANTOR: RAYLAND LLC | | | | | | |
| GRANTEE: WOODBRIDGE NASSAU J | | | | | | |
| 1247/1376 | 7/23/2004 | QC | U | V | 06 | 100 |
| GRANTOR: RAYONIER FOREST RESOU | | | | | | |
| GRANTEE: WOODBRIDGE NASSAU J | | | | | | |

### 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 | 005500 | A | TIMBER 2 SI | 0 | | PUD | 0.00 | 0.00 | 62.14 | AC | | 1.00 | 1.00 | 1.00 | 555.00 | 555.00 | 34,488 | | | | | | | |
| 2 | 005902 | A | HARDWOOD SI | 0 | | PUD | 0.00 | 0.00 | 9.60 | AC | | 1.00 | 1.00 | 1.00 | 190.00 | 190.00 | 1,824 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | PUD | 0.00 | 0.00 | 71.74 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 1,793,500 | | | | | | | |

REVIEW DATE 04/30/2024 BY KBA Total Acres: 71.74 Total Land Value: 36,312 Market: 1,793,500 Agricultural: 36,312 Common: 0 PRINTED 08/06/2024 BY SYS