

PT DELIA BROADWAY GRANT
SEC 44-4N-23E & PT GOVT LOTS
1,2,3 & 4 OF SEC 29-4N-23E IN

ST MARYS FARM LLC
ONE INDEPENDENT DR STE 3120
JACKSONVILLE, FL 32202

2024

44-4N-23-0000-0001-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 90		
Exterior Wall	12	CEDAR 10		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	06	CUST PANEL 100		
Interior Floo	14	CARPET 90		
Interior Floo	11	CLAY TILE 10		
Ceiling	02	F.NOT SUS 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures		17 100		
Frame	02	WOOD FRAME 100		
Story Height		0 100		
RMS		7 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	04	DIST 01 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	5000	IMPROVED AG		
MAP NUM		MKT AREA		09
NEIGHBORHOOD/LOC	9001.00			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,664	100	5,664	537,044
FOP	108	30	32	3,034
FOP	156	30	47	4,457
FSP	312	50	156	14,792
FSP	408	50	204	19,343
TOTALS	6,648		6,103	578,669

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	2,133.00	SF	4.00	4.00	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	
3	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	
4	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	
5	0381	COOLER	0	0	6	10	60.00	SF	82.50	82.50	
6	0812	CONCRETE C	0	0	10	20	200.00	SF	4.00	4.00	
7	0940	SHEDS/PORT	0	0	12	17	204.00	SF	30.00	30.00	
8	0812	CONCRETE C	0	0	12	11	132.00	SF	4.00	4.00	
9	0681	POLE SHED	0	0	20	30	600.00	SF	15.00	15.00	
10	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	2.00	AC	
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	301.48	AC	
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	22.00	AC	
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	114.12	AC	
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	437.60	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0303	04	6,103	106.4894	114.21	697,024	1983	1985	0	0	16.98	83.02
1 CLUB HOUSE - 0% - 0											
Heated Area: 5664											
HX Base Yr											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/13/2023 MLU											

TOTAL OB/XF											
10,384											
31000 HIDDEN BRANCH LN, HILLIARD											

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		828,463	
TOTAL MARKET OB/XF VALUE		41,262	
TOTAL LAND VALUE - MARKET		1,154,000	
TOTAL MARKET VALUE		1,084,662	
SOH/AGL Deduction		2,367	
ASSESSED VALUE		1,082,295	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,082,295	
TOTAL JUST VALUE		2,023,725	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,063,470	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412430	NEW CONSTR	0	03/01/2004
R045909	ADDITION	5,341	01/03/2004
E0311617	XFOB	0	08/01/2003
2860	H/AC	3,500	12/28/1988
5559	REMODEL	3,000	12/07/1988
3311	NEW BATH	3,000	12/07/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2506/0457	10/18/2021	SW	U	I	30	3,200,000	
GRANTOR: BB CHICKEN II LLC							
GRANTEE: ST MARYS FARM LLC							
2506/0454	10/18/2021	QC	U	I	11	100	
GRANTOR: NEWTON RUSSELL B JR							
GRANTEE: BB CHICKEN II LLC							

BUILDING NOTES											

BUILDING DIMENSIONS											
FSP=[YR=1993] W36S12 BAS=[YR=1993] S30 W64 N20 FSP=[YR=1993] N12 W26 S12 E26 \$ W26 S20 W52 S22 E52 S2 FOP=[YR=1993] S6 E26 N6 W26 \$ E26 N2 E64 S4 FOP=[YR=1993] S6 E18 N6 W18 \$ E18 N4 E18 N52 W14 N3 W8 S3 W14 \$ E14 N3 E8 S3 E14 N12 \$.											

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REVIEW DATE 04/28/2020 BY TWA Total Acres: 439.60 Total Land Value: 214,937 Market: 1,094,000 Agricultural: 154,937 Common: 60,000 PRINTED 08/06/2024 BY SYS

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