PT DELIA BROADAWAY GRANT
SEC 44-4N-23E IN OR 2506/457
BEING PARCEL "B"

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

2024

44-4N-23-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

KINGS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	07/15/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	540,500
TOTAL MARKET VALUE	41,078
SOH/AGL Deduction	0
ASSESSED VALUE	41,078
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,078
TOTAL JUST VALUE	540,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	540,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
1895/1472	12/31/2012	SW	U	I	16	100
GRANTOR: NEWTON RUSSELL B JR T						
GRANTEE: BB CHICKEN II LLC						

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	005902	A	HARDWOOD SI	0		OR	0.00	0.00	216.20	AC		1.00	1.00	1.00	190.00	190.00	41,078							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	216.20	AC		1.00	1.00	1.00	2,500.00	2,500.00	540,500							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 216.20 Total Land Value: 41,078 Market: 540,500 Agricultural: 41,078 Common: 0 PRINTED 08/06/2024 BY SYS