BLACKROCK PARCEL
PT OF OR 231/215
ESMT IN OR 234/442

ROCKTENN CP LLC/
PO BOX 4098
NORCROSS, GA 30091

2024

45-3N-28-0000-0001-0040

NASSAU COUNTY PROPERTY

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

OFF BLACKROCK RD, YULEE

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	1,747,200
TOTAL MARKET VALUE	30,212
SOH/AGL Deduction	0
ASSESSED VALUE	30,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,212
TOTAL JUST VALUE	1,747,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,747,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0231/0215	1/01/1977	MS	U	V		64,000

GRANTOR:

GRANTEE:

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	0.00	0.00	72.80	AC		1.00	1.00	1.00	415.00	415.00	30,212							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	72.80	AC		1.00	1.00	0.40	60,000.00	24,000.00	1,747,200							

REVIEW DATE 07/14/2020 BY KWA Total Acres: 72.80 Total Land Value: 30,212 Market: 1,747,200 Agricultural: 30,212 Common: 0 PRINTED 08/06/2024 BY SYS