LOT 8
KINGS PLANTATION PBK 6/235 &
PT OF WILLIAM DRUMMOND GRANT

ALLISON LANDS INC
96034 SANDY POINT CIRCLE
FERNANDINA BEACH, FL 32034

2024

49-4N-25-4201-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5902	HARDWOOD SI 60-69	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5002.00		

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

49215 RIVER BLUFF DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
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	223,350
TOTAL MARKET VALUE	3,350
SOH/AGL Deduction	0
ASSESSED VALUE	3,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,350
TOTAL JUST VALUE	223,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2226/0646	9/18/2018	WD	U	I	12	750,000
GRANTOR: ST MARY'S CAPITAL PAR						
GRANTEE: ALLISON LANDS INC						
2179/0269	2/15/2018	WD	Q	V	01	800,000
GRANTOR: ALLISON LANDS INC						
GRANTEE: ST MARY'S CAPITAL P						

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	005901	A	HARDWOOD SI	0		OR	0.00	0.00	14.89	LT		1.00	1.00	1.00	225.00	225.00	3,350							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	14.89	AC		1.00	1.00	1.00	15,000.00	15,000.00	223,350							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 0.00 Total Land Value: 3,350 Market: 223,350 Agricultural: 3,350 Common: 0 PRINTED 08/06/2024 BY SYS