PT SEC 51-3N-27E
IN OR 2529/1437 BEING SOUTH
PARCEL ONLY

PATRIOT RIDGE LLP
12443 SAN JOSE BLVD STE 504
JACKSONVILLE, FL 32223

2024

51-3N-27-0000-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

86370 PAGES DAIRY RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2024 DC
INC DATE		AG DATE	05/21/2024 DC

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,045,880
TOTAL MARKET VALUE	3,971
SOH/AGL Deduction	0
ASSESSED VALUE	3,971
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,971
TOTAL JUST VALUE	1,045,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	588,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531052	CELL TOWER	161,570	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/1437	1/07/2022	TD	Q	I	05	7,000,000

GRANTOR: PAGE DAVID PEYTON REV

GRANTEE: PATRIOT RIDGE LLP

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		RSF-2	0.00	0.00	16.35	AC		1.00	1.00	0.45	415.00	186.75	3,053							
2	005901	A	HARDWOOD SI	0		RSF-2	0.00	0.00	7.42	AC		1.00	1.00	0.55	225.00	123.75	918							
3	009910	M	MKT.VAL.AG	0		RSF-2	0.00	0.00	23.77	AC		1.00	1.00	0.55	80,000.00	44,000.00	1,045,880							

REVIEW DATE 05/21/2024 BY DC Total Acres: 23.77 Total Land Value: 3,971 Market: 1,045,880 Agricultural: 3,971 Common: 0 PRINTED 08/06/2024 BY SYS