LOT 15
PT OR 1699/1781
SUB OF F GRIFFIN LAND

SEMANIK LAND INVESTMENT LLC
2120 CORPORATE SQUARE BLVD #7
JACKSONVILLE, FL 32216

**2024**

**51-3N-27-4760-0015-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 6000 | PASTURELAND 1 | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

87002 RADDIN RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/31/2023 DC |
| 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 | 225,600 |
| TOTAL MARKET VALUE | 1,235 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,235 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,235 |
| TOTAL JUST VALUE | 225,600 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 225,600 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1699/1781 | 6/11/2010 | WD | U | I | 12 | 364,900 |
| GRANTOR: HOLLAND/ZELL DEVELOPM | | | | | | |
| GRANTEE: SEMANIK LAND INVEST | | | | | | |
| 1214/1050 | 3/11/2004 | WD | Q | I | | 606,500 |
| GRANTOR: MCKENDREE JOY C | | | | | | |
| GRANTEE: HOLLAND/ZELL DEVELO | | | | | | |

## 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 | 006000 | A | PAST1/HAY | 0 | | RSF-2 | 0.00 | 0.00 | 3.24 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 1,199 | | | | | | | |
| 2 | 005970 | A | AGRI-POND | 0 | | RSF-2 | 0.00 | 0.00 | 0.52 | AC | | 1.00 | 1.00 | 1.00 | 70.00 | 70.00 | 36 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | RSF-2 | 0.00 | 0.00 | 3.76 | AC | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 225,600 | | | | | | | |

REVIEW DATE 07/13/2022 BY NWA Total Acres: 3.76 Total Land Value: 1,235 Market: 225,600 Agricultural: 1,235 Common: 0 PRINTED 08/06/2024 BY SYS