GOVT LOTS 1 2 & 3 OF
SEC 61-3N-28E IN OR 1107/835
(EX ESMT IN OR 2030/576 & PT

OB ISLAND HOMES LLC
2626 HOWELL ST STE #850
DALLAS, TX 75204

2024

61-3N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9500	RIVERS AND LAKES	
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

OFF BLACKROCK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	3,058
TOTAL MARKET VALUE	3,058
SOH/AGL Deduction	0
ASSESSED VALUE	3,058
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,058
TOTAL JUST VALUE	3,058
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1177/0619	10/02/2003	QC	U	V	19	150,000
GRANTOR: NATIVE WOODLAND PROPE						
GRANTEE: O B ISLAND HOMES LL						
1107/0835	1/15/2003	CT	U	I	14	100,000
GRANTOR: CLERK OF COURT						
GRANTEE: OB ISLAND HOMES 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	009500	C	SUBMERGED	0		OR	0.00	0.00	122.33	AC		1.00	1.00	1.00	25.00	25.00	3,058							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 122.33 Total Land Value: 3,058 Market: 0 Agricultural: 0 Common: 3,058 PRINTED 08/06/2024 BY SYS