LOTS 1374 1375 1376 1387 &
1388 1389 & PT OF CLOSED R/W
IN OR 1131/1539 & 1541

BRICKEL DAVID G & CYNTHIA L
96261 FREEMAN RD
YULEE, FL 32097

2025

02-1N-24-2180-1374-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

OLD BALDWIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/16/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	26,946
TOTAL LAND VALUE - MARKET	327,000
TOTAL MARKET VALUE	51,366
SOH/AGL Deduction	13,259
ASSESSED VALUE	38,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,107
TOTAL JUST VALUE	353,946
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1131/1541	4/23/2003	QC	Q	V	06	100
GRANTOR: RED SHIRT FARMS LLC						
GRANTEE: BRICKEL DAVID G & C						
1131/1539	4/23/2003	WD	U	V		117,000
GRANTOR: RED SHIRT FARMS LLC						
GRANTEE: BRICKEL DAVID G & C						

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	6,000	
2	0681	POLE SHED	0	0	52	44	2,288.00	SF	11.25	11.25	100	2005	2005	3	36	9,266	
3	0940	SHEDS/PORT	0	0	16	20	320.00	SF	30.00	30.00	100	2005	2005	3	22	2,112	
4	0681	POLE SHED	0	0	45	22	990.00	SF	15.00	15.00	100	2007	2007	3	44	6,534	
5	0350	CARPORT WD	0	0	7	6	42.00	SF	13.00	13.00	100	2007	2007	3	27	147	
6	0300	BOAT DCK W	0	0	0	0	184.00	SF	30.00	30.00	100	2007	2007	3	44	2,429	
7	0303	FLT DOCK W	0	0	10	8	80.00	SF	13.00	13.00	100	2007	2007	3	44	458	

LAND DESCRIPTION

TOTAL OB/XF 26,946

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	009530	C	POND	0					1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	52.00	AC		1.00	1.00	1.00	390.00	390.00	20,280							
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	190.00	190.00	1,140							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	59.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	324,500							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 60.00 Total Land Value: 24,420 Market: 324,500 Agricultural: 21,920 Common: 2,500 PRINTED 07/30/2025 BY SYS