PT OF W1/2 OF SE1/4 &
PT OF W1/2 OF SE1/4 OF SE1/4
OF SEC 4-1S-24E

BOSTWICK CHARLES W REV TRUST/BOSTWICK WILLIAM M CO
PO BOX 43065
JACKSONVILLE, FL 32203

2025

04-1S-24-0000-0009-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

FORD RD, BRYCEVILLE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	355,410
TOTAL MARKET VALUE	32,126
SOH/AGL Deduction	0
ASSESSED VALUE	32,126
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,126
TOTAL JUST VALUE	355,410
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2364/1674	5/28/2020	TD	Q	V	01	304,571

GRANTOR: MENOTTE ROBERT W LIVI

GRANTEE: BOSTWICK CHARLES W

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	58.62	AC		1.00	1.00	1.00	525.00	525.00	30,776							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	225.00	225.00	1,350							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	64.62	AC		1.00	1.00	1.00	5,500.00	5,500.00	355,410							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 64.62 Total Land Value: 32,126 Market: 355,410 Agricultural: 32,126 Common: 0 PRINTED 07/30/2025 BY SYS