LOT 9
NORTHWOOD FARMS OR 2465/940

JESTER BRANDON LEIGH
12771 TURTLE LAKE LANE
JACKSONVILLE, FL 32246

2025

06-1N-23-0325-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9015.00		

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

17568 CR 121, BRYCEVILLE

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

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	0
TOTAL LAND VALUE - MARKET	140,675
TOTAL MARKET VALUE	140,675
SOH/AGL Deduction	59,900
ASSESSED VALUE	80,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,775
TOTAL JUST VALUE	140,675
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/0465	6/03/2021	WD	Q	V	01	75,900

GRANTOR: 320 NASSAU LLC

GRANTEE: JESTER BRANDON LEIG

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	000100	C	RES	0	0003	OR	0.00	0.00	4.65	AC		1.00	1.00	1.00	30,000.00	30,000.00	139,500							
2	009630	C	SWAMP	0		OR	0.00	0.00	2.35	AC		1.00	1.00	1.00	500.00	500.00	1,175							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 7.00 Total Land Value: 140,675 Market: 0 Agricultural: 0 Common: 140,675 PRINTED 07/30/2025 BY SYS