LOT 16
NORTHWOOD FARMS OR 2465/940

GRACE UNLIMITED LEGACY TRUST
3111 MERRILL BLVD
JACKSONVILLE BEACH, FL 32250

2025

06-1N-23-0325-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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

17506 CR 121, 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	383,680
TOTAL MARKET VALUE	383,680
SOH/AGL Deduction	0
ASSESSED VALUE	383,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	383,680
TOTAL JUST VALUE	383,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	361,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2750/1938	11/07/2024	QC	U	V	11	100
GRANTOR: CASTELLI SEBASTIAN &						
GRANTEE: GRACE UNLIMITED LEG						
2539/0747	2/15/2022	WD	Q	V	01	352,000
GRANTOR: 320 NASSAU LLC						
GRANTEE: CASTELLI SEBASTIAN						

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	009900	C	ACREAGE NON-	0	0003	OR	0.00	0.00	44.21	AC		1.00	1.00	1.00	8,500.00	8,500.00	375,785							
2	009630	C	SWAMP	0		OR	0.00	0.00	15.79	AC		1.00	1.00	1.00	500.00	500.00	7,895							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 60.00 Total Land Value: 383,680 Market: 0 Agricultural: 0 Common: 383,680 PRINTED 07/30/2025 BY SYS