LOT 17
NORTHWOOD FARMS OR 2465/940
ESMT IN OR 2549-1495

NORTHWOODS RANCH LLC
16989 OAK HILL RD
HILLIARD, FL 32046

2025

06-1N-23-0325-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

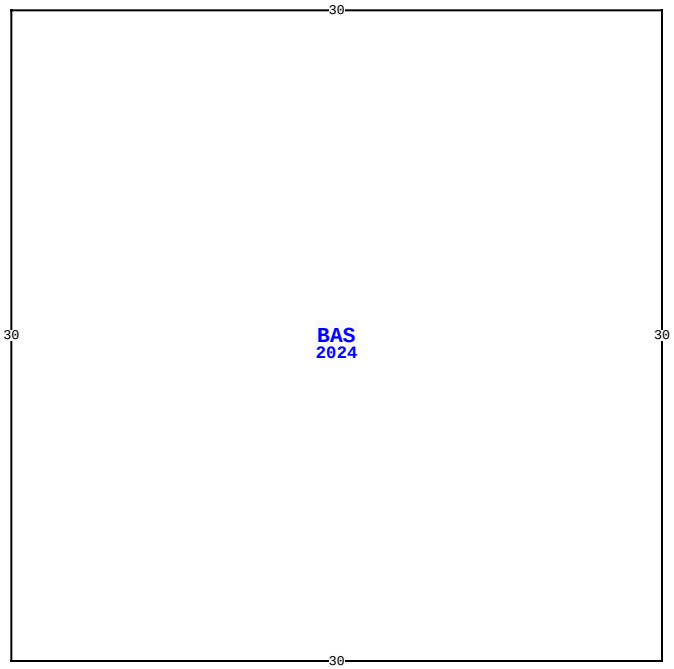
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2024	900	16,377
TOTALS	900			900	16,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	49.6800	18.38	16,542	2024	2024	0	0	0	1.00	99.00

1 GARAGE RES – 0% - 2025 Heated Area: 900 HX Base Yr



18188 CR 121, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	06/04/2025 KB

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	16,377
TOTAL MARKET OB/XF VALUE	39,984
TOTAL LAND VALUE - MARKET	312,375
TOTAL MARKET VALUE	98,129
SOH/AGL Deduction	0
ASSESSED VALUE	98,129
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,129
TOTAL JUST VALUE	368,736
NCON VALUE	16,377
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2542/1747	2/25/2022	WD	Q	V	02	375,000

GRANTOR: 320 NASSAU LLC
GRANTEE: NORTHWOODS RANCH LL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S30 W30 N30 $
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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	0680	POLE SHED	0	0	60	68	4,080.00	SF	10.00	10.00	100	2026	2023		98	39,984	

LAND DESCRIPTION

TOTAL OB/XF 39,984

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	009605	C	WETLANDS	0		OR	0.00	0.00	22.25	AC		1.00	1.00	1.00	1,000.00	1,000.00	22,250							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	52.75	AC		1.00	1.00	1.00	370.00	370.00	19,518							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	52.75	AC		1.00	1.00	1.00	5,500.00	5,500.00	290,125							

REVIEW DATE 04/03/2025 BY WWA Total Acres: 75.00 Total Land Value: 41,768 Market: 290,125 Agricultural: 19,518 Common: 22,250 PRINTED 07/30/2025 BY SYS