PT GOVT LOTS 3 & 4 OF
IN OR 2425/1465

HCB NASSAU C PROPERTIES LLC
PO BOX 179
CALLAHAN, FL 32011-0179

2025

06-2N-27-0000-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	13	P-STRESS C 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	04	REIN CONC 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

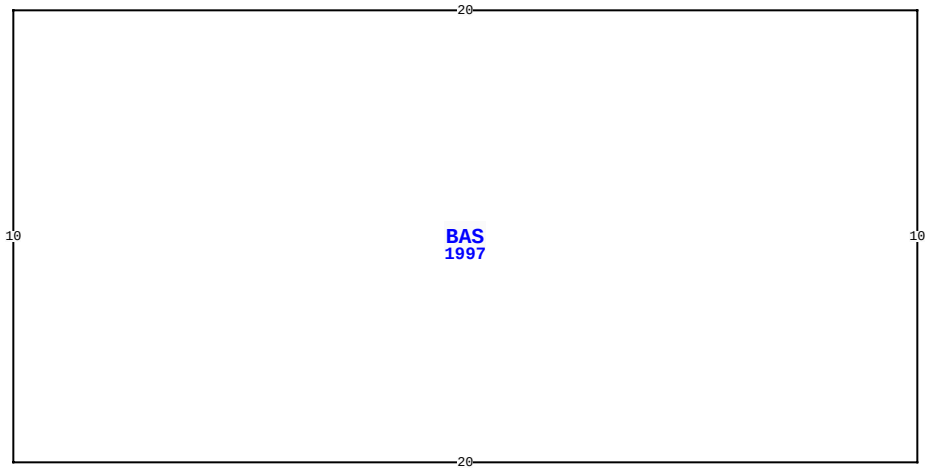
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	1997	200	2,604
TOTALS	200			200	2,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	200	100.1700	26.04	5,208	1997	1997	0	0	0	50.00	50.00

1 BARNS – 0% - 0 Heated Area: 200 HX Base Yr



75806 MENTORIA RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/06/2023 DC
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,604
TOTAL MARKET OB/XF VALUE	3,133
TOTAL LAND VALUE - MARKET	435,370
TOTAL MARKET VALUE	92,954
SOH/AGL Deduction	37,669
ASSESSED VALUE	55,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,285
TOTAL JUST VALUE	441,107
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001327	REPAIR/RRF	20,000	01/01/2018
B26465	ADDITION	24,500	09/03/2012
B24912	ADDITION	2,300	07/01/2011
B0821163	ANTENAS	0	01/01/2008
C0821163	CO ISSUED	0	01/01/2008
E017757	CHNGE SRVC	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2425/1465	1/15/2021	WD	U	I	11	100
GRANTOR: JMC NASSAU COUNTY PRO						
GRANTEE: HCB NASSAU COUNTY P						
2415/0980	12/09/2020	WD	Q	V	05	713,700
GRANTOR: COOK 2020 PROPERTIES						
GRANTEE: JMC NASSAU COUNTY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W20 S10 E20 N10$.

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	0431	CL FNC 8B	0	0	0	0	230.00	LF	12.50	12.50	100	1997	1997	3	39	1,121	
2	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1997	1997	3	39	234	
3	0819	CONC 12"	0	0	16	10	160.00	SF	9.50	9.50	100	1997	1997	3	72	1,094	
4	0819	CONC 12"	0	0	10	10	100.00	SF	9.50	9.50	100	1997	1997	3	72	684	

LAND DESCRIPTION

TOTAL OB/XF 3,133

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	009101	C	TOWER SITE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	2.58	AC		1.00	1.00	1.00	685.00	685.00	1,767							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	225.00	225.00	450							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.58	AC		1.00	1.00	0.90	85,000.00	76,500.00	350,370							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 5.58 Total Land Value: 87,217 Market: 350,370 Agricultural: 2,217 Common: 85,000 PRINTED 07/30/2025 BY SYS