PT NW1/4 OF SEC 8-2N-27E IN
OR 1776/1424 BEING PARCEL "1"

JMC NASSAU COUNTY PROPERTIES LLC
PO BOX 179
CALLAHAN, FL 32011

2025

08-2N-27-0000-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5601	TIMBER 2-3 SI 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

OFF WILLIAM BURGESS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/08/2023 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	7,364,040
TOTAL MARKET VALUE	12,250
SOH/AGL Deduction	0
ASSESSED VALUE	12,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,250
TOTAL JUST VALUE	7,364,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,364,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1776/1424	1/31/2012	WD	U	V	30	100
GRANTOR: COLEMAN JAMES M						
GRANTEE: JMC NASSAU COUNTY P						
1755/1523	9/13/2011	WD	U	V	16	100
GRANTOR: 1995 COOK LIMITED PAR						
GRANTEE: COLEMAN JAMES M						

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	005600	A	TIMBER 3 N S	0		T-4	0.00	0.00	28.18	AC		1.00	1.00	1.00	390.00	390.00	10,990							
2	005901	A	HARDWOOD SI	0		T-4	0.00	0.00	5.60	AC		1.00	1.00	1.00	225.00	225.00	1,260							
3	009910	M	MARKET VALUE	0		T-4	0.00	0.00	33.78	AC		1.00	1.00	1.00	218,000.00	218,000.00	7,364,040							

REVIEW DATE 12/08/2023 BY DC Total Acres: 33.78 Total Land Value: 12,250 Market: 7,364,040 Agricultural: 12,250 Common: 0 PRINTED 07/30/2025 BY SYS