W1/2 OF SW1/4 SE1/4 OF SW1/4
PT OR 2409/494

G&H LAND & TIMBER INVESTMENTS
PO BOX 1694
CALLAHAN, FL 32011

2025

08-3N-26-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

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

CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2025 MLU
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	885,000
TOTAL MARKET VALUE	406,420
SOH/AGL Deduction	196,125
ASSESSED VALUE	210,295
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,295
TOTAL JUST VALUE	885,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	825,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2409/0494	11/30/2020	WD	Q	V	05	1,841,000
GRANTOR: WOOTEN OLIN						
GRANTEE: G&H LAND & TIMBER I						
1738/0986	12/01/2010	WD	U	V	30	179,600
GRANTOR: WOOTEN THOMAS						
GRANTEE: WOOTEN OLIN						

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		OR	0.00	0.00	78.00	AC		1.00	1.00	1.00	390.00	390.00	30,420							
2	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	36.00	AC		1.00	1.00	1.00	330.00	330.00	11,880							
3	005700	A	TIMBER 4 N S	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	270.00	270.00	1,620							
4	000100	C	RES	0		OR	0.00	0.00	25.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	362,500							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	95.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	522,500							

REVIEW DATE 05/14/2025 BY MLU Total Acres: 145.00 Total Land Value: 406,420 Market: 522,500 Agricultural: 43,920 Common: 362,500 PRINTED 07/30/2025 BY SYS