IN OR 1521/1324

MSA OF FLORIDA LLC
C/O MARK AMBACH, 740 HIBISCUS ST
BOCA RATON, FL 33486

2025

09-2N-26-0000-0001-0050

BUILDING CHARACTERISTICS

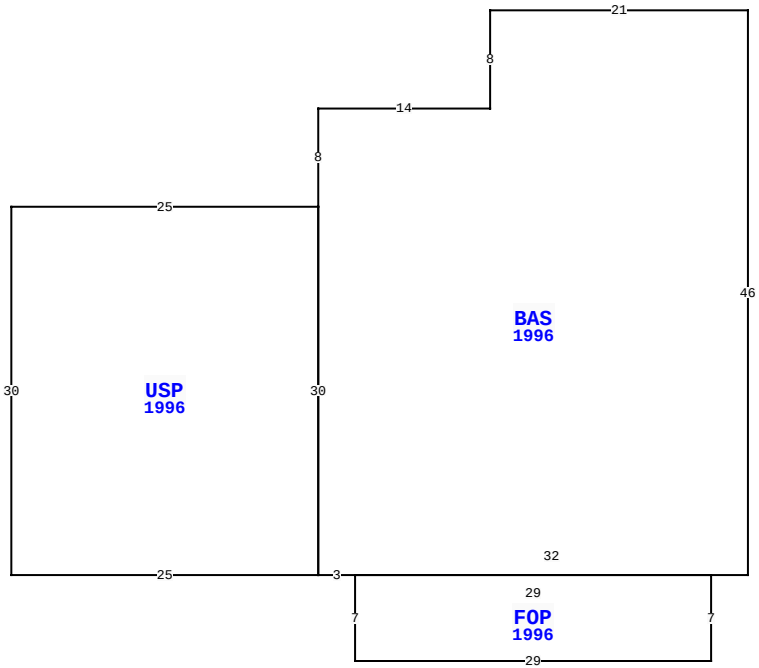
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	14	WD SHINGLE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7700	CLUBS/LODGES/HALLS
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,498	100	1996	1,498	124,735
FOP	203	30	1996	61	5,080
USP	750	30	1996	225	18,735
TOTALS	2,451			1,784	148,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,784	102.8000	102.80	183,395	1968	1980	0	0	0	19.00	81.00

1 SINGLE FAM – 0% - 0 Heated Area: 1498 HX Base Yr



65001 LOGAN RD, YULEE

BLD DATE	03/02/2020 KK	LGL DATE	
XF DATE	03/02/2020 KK	LAND DATE	
INC DATE		AG DATE	

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	0300	BOAT DCK W	0	0	8	40	320.00	SF	40.00	40.00	100	1980	1980	3	20	2,560	
2	0300	BOAT DCK W	0	0	0	0	74.00	SF	40.00	40.00	100	1980	1980	3	20	592	
3	0505	FLAGPOLE A	0	0	0	0	1.00	LF	50.00	50.00	100	1970	1970	3	20	10	
4	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	
5	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	506	
6	0855	CONC PAVER	0	0	0	0	324.00	SF	7.00	7.00	100	2000	2000	3	77	1,746	

LAND DESCRIPTION

TOTAL OB/XF 5,894

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	007700	C	CLUB	0	0005	OR	0.00	0.00	470.00	FF		1.00	1.00	0.65	525.00	341.25	160,388							

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	148,550
TOTAL MARKET OB/XF VALUE	5,894
TOTAL LAND VALUE - MARKET	160,388
TOTAL MARKET VALUE	314,832
SOH/AGL Deduction	0
ASSESSED VALUE	314,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,832
TOTAL JUST VALUE	314,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	307,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
960491	REPAIR/RRF	2,500	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1324	8/27/2007	WD	Q	I		180,000
GRANTOR: FRATERNAL ORDER OF PO						
GRANTEE: MSA OF FLORIDA LLC						
0716/1633	10/26/1994	WD	Q	V		28,700
GRANTOR: RAYONIER TIMBERLANDS						
GRANTEE: FRATERNAL ORDER OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W21 S8 W14 S8 USP=[YR=1996] W25 S30 E25 N30$ S30 E3 FOP=[YR=1996] S7 E29 N7 W29$ E32 N46 $.

REVIEW DATE 03/02/2020 BY KK Total Acres: 0.00 Total Land Value: 160,388 Market: 0 Agricultural: 0 Common: 160,388 PRINTED 07/30/2025 BY SYS