IN OR 1761/872
EX SPRING MEADOW PB 5/142 &
EX PAR 1-3 1-6 & 1-7

JONES AUGUSTUS W REV TRUST/JONES AUGUSTUS W TRUSTE
PO BOX 2597
BRYSON CITY, NC 28713

2025

09-2N-27-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 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

85581 NORTH HARTS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/26/2024 DC
INC DATE		AG DATE	02/26/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,268
TOTAL LAND VALUE - MARKET	280,050
TOTAL MARKET VALUE	23,047
SOH/AGL Deduction	1,394
ASSESSED VALUE	21,653
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,653
TOTAL JUST VALUE	286,318
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25120	ANTENAS	15,000	09/01/2011
B24525	ADDITION	50,000	03/01/2011
B007614	NEW CONSTR	120,000	09/01/2000
Z01403	OTHER	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1770/0376	12/14/2011	QC	U	I	11	100
GRANTOR: JONES AUGUSTUS W						
GRANTEE: JONES AUGUSTUS W TR						
1761/0893	9/28/2011	WD	U	V	30	100
GRANTOR: JONES AUGUSTUS W						
GRANTEE: JONES AUGUSTUS W TR						

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
1	0430	CL FNC 6B	0	0	0	0	224.00	LF	9.70	9.70	100	2001	2001	3	52	1,130	
2	0463	FENCE GATE	0	0	0	0	8.00	UT	300.00	300.00	100	2001	2001	3	52	1,248	
3	0424	CL FNC 6'	0	0	0	0	374.00	LF	20.00	20.00	100	2001	2001	3	52	3,890	

LAND DESCRIPTION

TOTAL OB/XF 6,268

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	25.31	AC		1.00	1.00	1.00	390.00	390.00	9,871							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	30.70	AC		1.00	1.00	1.00	225.00	225.00	6,908							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	56.01	AC		1.00	1.00	1.00	5,000.00	5,000.00	280,050							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 56.01 Total Land Value: 16,779 Market: 280,050 Agricultural: 16,779 Common: 0 PRINTED 07/30/2025 BY SYS