PT OF SEC 9-2N-27E &
SEC 16-2N-27E IN OR 2572/702

HARVESTER FLORIDA LLC
4545 ORTEGA BLVD
JACKSONVILLE, FL 32210

2025

09-2N-27-0000-0002-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

CLYDE HIGGINBOTHAM RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 — 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	420,300
TOTAL MARKET VALUE	432,300
SOH/AGL Deduction	0
ASSESSED VALUE	432,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	432,300
TOTAL JUST VALUE	432,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	398,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2572/0702	6/21/2022	WD	U	V	37	750,000
GRANTOR: JONES DAVID CALVIN						
GRANTEE: HARVESTER FLORIDA L						
2165/1486	12/05/2017	TD	U	V	11	100
GRANTOR: JONES DAVID CALVIN &						
GRANTEE: JONES DAVID CALVIN						

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1995	1995	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000100	C	RES	0		RSF-2	0.00	0.00	3.47	AC		1.00	1.00	1.00	85,000.00	85,000.00	294,950							
2	000116	C	RES MARSH	0		RSF-2	0.00	0.00	1.09	AC		1.00	1.00	1.00	115,000.00	115,000.00	125,350							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 4.56 Total Land Value: 420,300 Market: 0 Agricultural: 0 Common: 420,300 PRINTED 07/30/2025 BY SYS