LOT 10
CROSSROADS OR 2297/719
ESMT IN OR 2636-1158

CAPPS LESLIE RENEE & STEVEN C
P O BOX 1085
YULEE, FL 32041

2025

09-3N-25-0301-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

151652 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,230
TOTAL LAND VALUE - MARKET	338,260
TOTAL MARKET VALUE	95,696
SOH/AGL Deduction	0
ASSESSED VALUE	95,696
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,696
TOTAL JUST VALUE	351,490
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250001563	PRIVATE PROVIDER	146,097	02/13/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2631/1293	4/14/2023	WD	Q	V	01	340,000
GRANTOR: CRAFT ERNEST B & APRI						
GRANTEE: CAPPS LESLIE RENEE						
2537/0964	1/24/2022	SW	Q	V	01	228,000
GRANTOR: RAYDIENT LLC						
GRANTEE: CRAFT ERNEST BENJAM						

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	0680	POLE SHED	0	0	45	30	1,350.00	SF	10.00	10.00	100	2024	2023		98	13,230	

LAND DESCRIPTION

TOTAL OB/XF 13,230

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	005500	A	TIMBER 2 N S	0		OR			12.72	AC		1.00	1.00	1.00	525.00	525.00	6,678							
3	005600	A	TIMBER 3 N S	0		OR			9.39	AC		1.00	1.00	1.00	390.00	390.00	3,662							
4	005901	A	HARDWOOD SI	0		OR			9.45	AC		1.00	1.00	1.00	225.00	225.00	2,126							
5	009910	M	MARKET VALUE	0		OR			31.56	AC		1.00	1.00	1.00	8,500.00	8,500.00	268,260							

REVIEW DATE 03/20/2024 BY DC Total Acres: 33.56 Total Land Value: 82,466 Market: 268,260 Agricultural: 12,466 Common: 70,000 PRINTED 07/30/2025 BY SYS