PAR 1-12 IN SEC 12 &
8-1 IN SEC 1 & 1-1 IN SEC 11 &
2-4 IN SEC 13

BWC LAND LLC
3966 ORTEGA BLVD
JACKSONVILLE, FL 32210

2025

12-2N-26-0000-0001-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9600	WASTELAND	
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

SR 200 A1A, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/18/2017 MF
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	0
TOTAL LAND VALUE - MARKET	102,135
TOTAL MARKET VALUE	102,135
SOH/AGL Deduction	0
ASSESSED VALUE	102,135
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,135
TOTAL JUST VALUE	102,135
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21719	ELEC OTHER	0	04/01/2009
E21555	ELEC OTHER	20	01/01/2009
B21943	SIGN	98,000	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2734/757	7/23/2024	QC	U	V	11	100
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: BWC LAND LLC						
1832/0874	12/13/2012	WD	U	V	38	1,541,500
GRANTOR: SA-FL LLC						
GRANTEE: BWC LAND PLUMMER LL						

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	009630	C	SWAMP	0		PUD	0.00	0.00	180.22	AC		1.00	1.00	1.00	500.00	500.00	90,110							
2	009600	C	WASTELAND	0		PUD	0.00	0.00	4.81	AC		1.00	1.00	1.00	2,500.00	2,500.00	12,025							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 185.03 Total Land Value: 102,135 Market: 0 Agricultural: 0 Common: 102,135 PRINTED 07/30/2025 BY SYS