PT OF SECTION
IN OR 2252/1215

NASSAU CONSERVATION LLC
20725 SW 46TH AVE
NEWBERRY, FL 32669

2025

13-2N-26-0000-0002-0080

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

EDWARDS RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	790
TOTAL MARKET VALUE	790
SOH/AGL Deduction	733
ASSESSED VALUE	57
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57
TOTAL JUST VALUE	790
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	790

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2252/1215	1/30/2019	SW	U	V	11	100
GRANTOR: CBC NATIONAL BANK						
GRANTEE: NASSAU CONSERVATION						
1917/1381	5/19/2014	WD	U	V	12	280,000
GRANTOR: WEST 95 LLC						
GRANTEE: CBC NATIONAL BANK						

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	1.58	AC		1.00	1.00	1.00	500.00	500.00	790							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 1.58 Total Land Value: 790 Market: 0 Agricultural: 0 Common: 790 PRINTED 07/30/2025 BY SYS