PT OF NW1/4 OF NW1/4 OF
SEC 15-3N-24E IN OR 1287/886
(EX PT IN OR 1115/1455 &

OKEFENOKEE II L C
PO BOX 50338
JACKSONVILLE BEACH, FL 32240

2025

15-3N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

ESMT OFF ALICE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,780
TOTAL MARKET VALUE	30,780
SOH/AGL Deduction	16,168
ASSESSED VALUE	14,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,612
TOTAL JUST VALUE	30,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	20,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6953	MH MOVE-ON	9,262	09/27/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1287/0886	1/12/2005	QC	U	V		100
GRANTOR: STROTHER TIMBERLANDS						
GRANTEE: OKEFENOKEE II LC						
1100/0263	12/11/2002	QC	Q	V		1,500
GRANTOR: STROTHER TIMBERLANDS						
GRANTEE: OKEFENOKEE II LC						

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	000100	C	RES	0		OR	0.00	0.00	1.14	AC		1.00	1.00	0.60	45,000.00	27,000.00	30,780							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.14 Total Land Value: 30,780 Market: 0 Agricultural: 0 Common: 30,780 PRINTED 07/30/2025 BY SYS