PT OF NW1/4 OF SEC 15-3N-24E
IN OR 1194/1968 (EX ESMT'S
IN OR 557/520,OR 557/527)

OKEFENOKEE II LC
PO BOX 50338
JACKSONVILLE BEACH, FL 32250

2025

15-3N-24-0000-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
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

EASTWOOD RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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	366,415
TOTAL MARKET VALUE	366,415
SOH/AGL Deduction	162,927
ASSESSED VALUE	203,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,488
TOTAL JUST VALUE	366,415
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	353,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1194/1968	12/12/2003	QC	Q	V	06	200,300
GRANTOR: BOWLING PARK PROPERTI						
GRANTEE: OKEFENOKEE II LC						
1156/0003	7/23/2003	QC	Q	V	06	100
GRANTOR: EASTWOOD OAKS LTD						
GRANTEE: US LANDVEST CORP						

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	009900	C	ACREAGE NON-	0		RG-1	0.00	0.00	25.27	AC		1.00	1.00	1.00	14,500.00	14,500.00	366,415							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 25.27 Total Land Value: 366,415 Market: 0 Agricultural: 0 Common: 366,415 PRINTED 07/30/2025 BY SYS