PT OF LOTS 2 & 3
PT OR 956/1102
SEWER PLANT

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

2025

16-3N-24-2320-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

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

NYRENS WAY, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	675
TOTAL LAND VALUE - MARKET	130,200
TOTAL MARKET VALUE	130,875
SOH/AGL Deduction	105,425
ASSESSED VALUE	25,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,450
TOTAL JUST VALUE	130,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0956/1102	11/01/2000	WD	Q	I	02	33,900
GRANTOR: OKEFENOKEE L C						
GRANTEE: OKEFENOKEE II L C						
0757/0162	4/16/1996	WD	U	I	09	1,150,000
GRANTOR: GRANITE MANAGEMENT CO						
GRANTEE: OKEFENOKEE L C						

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	0430	CL FNC 6B	0	0	0	0	348.00	LF	9.70	9.70	100	1975	1975	3	20	675	

LAND DESCRIPTION

TOTAL OB/XF 675

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	0006	R-1 -	0.00	0.00	4.34	AC		1.00	1.00	1.00	30,000.00	30,000.00	130,200							

REVIEW DATE 05/28/2021 BY TWA Total Acres: 4.34 Total Land Value: 130,200 Market: 0 Agricultural: 0 Common: 130,200 PRINTED 07/30/2025 BY SYS