PT E3/4 OF SEC 17-2N-24E & PT
OF N1/2 OF SEC 20-2N-24E
IN OR 2329/1833

WEST NASSAU RANCH LLC
28714 YELLOW ROSE LN
HILLARD, FL 32046

2025

17-2N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

WRIGHTS DAIRY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/11/2021 MF
INC DATE		AG DATE	01/30/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	1,318,850
TOTAL MARKET VALUE	229,865
SOH/AGL Deduction	2,007
ASSESSED VALUE	227,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,858
TOTAL JUST VALUE	1,324,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,324,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4593	TEMP POLE	0	10/14/1987
4360	NEW CONSTR	75,430	10/14/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2329/1833	12/23/2019	SW	Q	I	01	1,375,000
GRANTOR: DADDY RABBIT RANCH LL						
GRANTEE: WEST NASSAU RANCH L						
2076/0727	9/15/2016	QC	U	I	11	500,671
GRANTOR: WRIGHTS NASSAU COUNTY						
GRANTEE: DADDY RABBIT RANCH						

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	006000	A	PASTURE - HA	0		OR	0.00	0.00	342.54	AC		1.00	1.00	1.00	370.00	370.00	126,740							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	185.00	AC		1.00	1.00	1.00	525.00	525.00	97,125							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	527.54	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,318,850							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 527.54 Total Land Value: 223,865 Market: 1,318,850 Agricultural: 223,865 Common: 0 PRINTED 07/30/2025 BY SYS