ALL OF SEC (LESS 3A)
BEING PARCEL C IN OR 2224/1127
PT OR 1340/1623

BARCO FAMILY FOUNDATION INC
7588 WILSON BLVD
JACKSONVILLE, FL 32210

2025

18-1S-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
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

US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/08/2024 DC
INC DATE		AG DATE	03/08/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,597,500
TOTAL MARKET VALUE	245,748
SOH/AGL Deduction	0
ASSESSED VALUE	245,748
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,748
TOTAL JUST VALUE	1,597,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,597,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2224/1127	9/13/2018	SW	U	V	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: BARCO FAMILY FOUNDA						
1909/1074	3/11/2014	MS	U	V	11	0
GRANTOR: TIMBERLANDS HOLDING C						
GRANTEE: RAYONIER ATLANTIC T						

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	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	254.69	AC		1.00	1.00	1.00	330.00	330.00	84,048							
2	005600	A	TIMBER 3 N S	0		OR			204.26	AC		1.00	1.00	1.00	390.00	390.00	79,661							
3	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	143.20	AC		1.00	1.00	1.00	515.00	515.00	73,748							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	36.85	AC		1.00	1.00	1.00	225.00	225.00	8,291							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	639.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,597,500							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 639.00 Total Land Value: 245,748 Market: 1,597,500 Agricultural: 245,748 Common: 0 PRINTED 07/30/2025 BY SYS