BLOCK 1 ALL OF SEC
BLOCK 2 LOTS 1-14 & 16-44
BLOCKS 3 & 4 ALL OF SECS

WILLIAMS KENT A & DEBBIE P
4273 BLUEBERRY STREET
MIDDLEBURG, FL 32068

2025

18-2S-23-2000-0001-0000

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

750 WHOA LN, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	10/21/2024 KBA
INC DATE		AG DATE	10/21/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,382,225
TOTAL MARKET VALUE	888,661
SOH/AGL Deduction	0
ASSESSED VALUE	888,661
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	888,661
TOTAL JUST VALUE	6,382,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,382,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22616	NEW CONSTR	45,078	06/01/2009
M14648	MECH OTHER	0	06/01/2009
P13828	OTHER	0	06/01/2009
R11957	REPAIR/RRF	1,500	06/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1779/1665	2/10/2012	WD	U	V	30	743,200
GRANTOR: WILLIAMS KENT A & DEB						
GRANTEE: WILLIAMS KENT A & D						
0781/0131	12/31/1996	WD	U	V	09	1,500,000
GRANTOR: WILLIAMS E B & WILLIA						
GRANTEE: WILLIAMS KENT A						

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	006000	A	PASTURE - HA	0	0005	OR	0.00	0.00	138.19	AC		1.00	1.00	1.00	370.00	370.00	51,130							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	685.00	685.00	8,220							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	1,525.79	AC		1.00	1.00	1.00	390.00	390.00	595,058							
4	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	201.91	AC		1.00	1.00	1.00	525.00	525.00	106,003							
5	005902	A	HARDWOOD SI	0		OR	0.00	0.00	675.00	AC		1.00	1.00	1.00	190.00	190.00	128,250							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	2,552.89	AC		1.00	1.00	1.00	2,500.00	2,500.00	6,382,225							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 2,552.89 Total Land Value: 888,661 Market: 6,382,225 Agricultural: 888,661 Common: 0 PRINTED 07/30/2025 BY SYS